



FIRESTONE

A COMMUNITY IN MOTION



PARKS, TRAILS AND OPEN SPACE

FIRESTONE PARKS DESIGN CRITERIA MANUAL





TABLE OF CONTENTS



FIRESTONE

A COMMUNITY IN MOTION

Table of Contents

1.0 Introduction

2.0 Parks, Trails and Open Space

- 2.1 Aisik's Meadow Park
- 2.2 Booth Farms Park
- 2.3 Central Park
- 2.4 Firestone Sports Complex
- 2.5 Gateway Park
- 2.6 Harney Park
- 2.7 Hart Park
- 2.8 Miner's Park
- 2.9 Monarch Estates Park
- 2.10 Mountain Shadow Park
- 2.11 Neighbor's Point Park
- 2.12 Onorato Park
- 2.13 Patterson Park
- 2.14 Prairie Ridge Park
- 2.15 Sagebrush Park
- 2.16 Settler's Park
- 2.17 Stoneridge Park

3.0 Other Area Park, Trail and Recreation Facilities

- 3.1 Saddleback Golf Club
- 3.2 St. Vrain State Park
- 3.3 Carbon Valley Recreation District

4.0 Firestone Trails

5.0 Park and Trail Development Responsibility

6.0 Park and Trail Design

- 6.1 Park and Trail Hierarchy
- 6.2 Park and Trail Size
- 6.3 Park Location
- 6.4 Drainage and Detention Ponds
- 6.5 Vehicular Access
- 6.6 Parking
- 6.7 Grading
- 6.8 Landscaping
- 6.9 Park And Trail Facilities
- 6.10 Utilities

7.0 Park and Trail Development Processing

- 7.1 Preliminary and Final Development Plans
- 7.2 Preliminary and Final Utility Plans

Attachments

- 1. Firestone Public Park and Trail System
- 2. Firestone Master Plan
- 3. Park Facilities Inventory
- 4. Section 16.16.220 Firestone Municipal Code
- 5. Ordinance 448
- 6. Approved Plant List
- 7. Park Facilities List
- 8. Standard Landscape Notes and Details
- 9. Preliminary and Final Development Plans
- 10. Preliminary and Final Utility Plans





INTRODUCTION

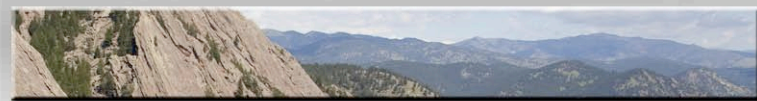
1.0 Introduction

The Firestone Parks Design Criteria Manual has been prepared to provide a reference document for land developers in fulfilling required park, trail and open space development obligations. It also serves as a reference document for the Town in upgrading its existing park and trail facilities and its ultimate development of major community and regional parks and trails. This Parks Design Criteria Manual was able to be prepared with grant assistance from the Denver Regional Council of Governments.



From its establishment in 1908 to approximately 2005 Firestone remained generally consistent in developed area as it was when it was originally formed as a small mining oriented community. In 1995, the population of Firestone was approximately 1,500 with the developed area of the Town being approximately one-half square mile. A few parks had been established over that period due to the dedication and volunteer efforts of many in the community. Most notable during that time frame was the establishment of Onorato Park, Hart Park, Gateway Park and Miner's Park.





INTRODUCTION



FIRESTONE

A COMMUNITY IN MOTION

Since 1995, Firestone has experienced significant residential, commercial, industrial and recreational growth. As of December 2008, the residential population in Firestone was 9,850 and there were 1,058 jobs. This tremendous growth in residents and employees increased the need for additional parks, trails and recreational facilities. Based on its existing policies, as stated in the Firestone Municipal Code, and Development Regulations, numerous parks and trails were developed to keep pace of the demand. The design of these parks and trails was generally master planned by the Firestone Parks and, Trails Advisory Board. This Board is an advisory board to the Town Board of Trustees. Construction of these new park facilities was primarily funded by real estate developers and home builders, through the Town's required park development impact fee. Also, various grants were received to assist with this park development effort.



Residential



Commercial



Commercial



Industry



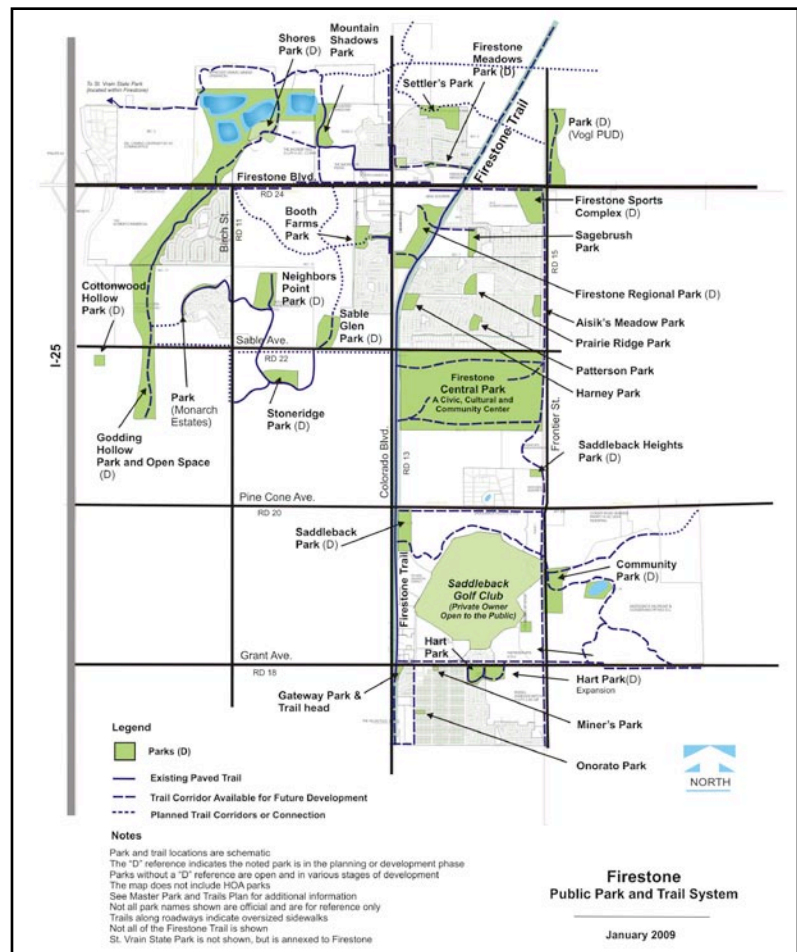
Recreation

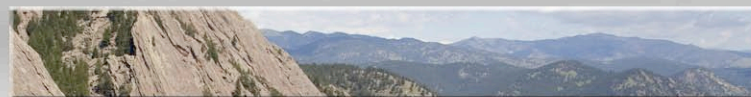


PARKS, TRAILS AND OPEN SPACE

2.0 Parks, Trails and Open Space

As of 2009, Firestone has a number of existing parks and trails, which are identified on Firestone Public Park and Trail System map (a full size version of this map is shown as Attachment 1. This map show both existing and planned parks and trails in the currently developed areas of Firestone. Firestone has generally identified three types of parks in respect to the area that they service. There are regional parks, which are intended to serve Firestone and the region, community parks which are intended to serve a large portions of Firestone and neighborhood parks which primarily serve individual Firestone neighborhoods. Similarly, Firestone provides for three types of trails which also serve regional, community and neighborhood needs. The planned overall park and trail system is identified on the Firestone Master Plan map which is shown as Attachment 2.





PARKS, TRAILS AND OPEN SPACE



The following is a review of the existing Firestone parks, trail and open space facilities. This review is intended to provide a general overview of the concepts, objectives and facilities provided in these various parks and trail corridors for use as a reference for future upgrades or expansion of these existing facilities and also a reference in the design and development of new parks and trails in Firestone. A inventory of the facilities currently located in each park is shown in Attachment 3. The location of each park is specifically show on the Firestone Public Park and Trail System map.

2.1 Aisik's Meadow Park

Aisik's Meadow Park is primarily a leash free dog park. While it is a neighborhood park by design, it currently serves as a community park as Firestone currently only has two existing lease free facilities. Aisik's Meadow Park was named after Firestone's first K-9 office "Aisik" who is a German Shepard. The leash free area is fully fenced and is separated into two areas, one for large dogs and one for smaller dogs. So that dogs do not have to enter the large run area on a leash, a small fence transition area is provided for at the entrance. This park was the first park to incorporate a dual use water fountain for both humans and dogs and has since become the standard for all new drinking fountains.



Park Construction



Aisik's Meadow Park Grand Opening



Dual Use Drinking Fountain



Eastern Area of Booth Farms Park



2.2 Booth Farms Park

Booth Farms Park is a linear park that provides a key trail connection to access across Firestone Boulevard to the Firestone Trail to the east. Initial development of the park has been the construction of a 10-foot wide concrete walkway to provide immediate access across the park. Because of the great views of the Rocky Mountains from the park, seating has been planned to take advantage of these views. Concepts for the western parts of the park are planned to be coordinated with the large park and open space area planned for the property to the west. Because of the steeper grade of the western areas of the park the potential for a sledding hill has been discussed.



Booth Farms Park Concept Plan

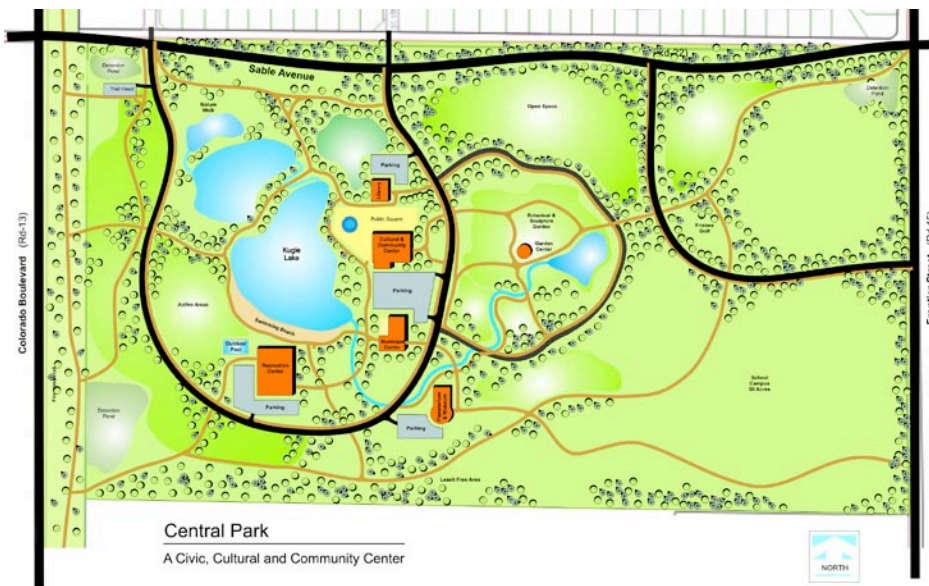


A COMMUNITY IN MOTION

Firestone Central Park is a 272-acre civic, cultural and community center located generally in the central portion of Firestone. The property was originally owned by a gentleman named Mr. Cole Kugel. Mr. Kugel sold the property to the Town when he was 101 years old. In 2002 the Town provided approximately 5-acres of the property to the Carbon Valley Regional Library District which ultimately constructed a 32,000 square foot regional library on the property. The library opened in 2006.

Other facilities identified in the Central Park Preliminary Development Plan include a municipal center, community and cultural center, recreation center including an outdoor swimming pool, botanic garden and educational center, an observatory, outdoor plaza, and numerous regional trail connections.

The Firestone Trail traverses the western portion of the property and a trailhead parking area is planned for convenient trail access. Numerous large ponds are planned for the property and will serve as a source of irrigation water for adjoining irrigated areas. An outdoor swimming beach is planned portion of the ponds near the planned recreation center.



A large lease free area is planned for the southern portions of the property. The eastern portion of the property is intended to be used for a high school and other school facilities.

A sledding hill has been recently discussed on the northeastern portions of the property by utilizing the extra fill dirt created by the development of the pond system. Rather than active sports fields, which are planned for other park facilities in Firestone, Central Park has been planned to be relatively passive, however numerous playgrounds are planned at various locations along the internal trail systems. These playgrounds are planned to each have individual themes in order to create interest and diversity throughout the park.



INTRODUCTION

2.4 Firestone Sports Complex

The Firestone Sports Complex is a regional three field softball and baseball complex. Phase one of the Sports Complex opened in June of 2008 and provided for the opening of all three fields, with one field being lighted. Additional planned improvements, include a playground, picnic shelters, batting cages, lighting for the remaining two fields, concession building with restrooms, landscaping and paved parking. These facilities will be added as funds become available.



Firestone Sports Complex Ribbon Cutting



Firestone Sports Complex Master Plan



First pitch on field one



First pitch on field two

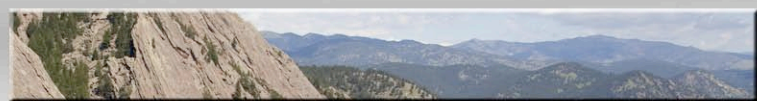


First pitch on field three



Firestone Sports Complex
Softball Fields





PARKS, TRAILS AND OPEN SPACE



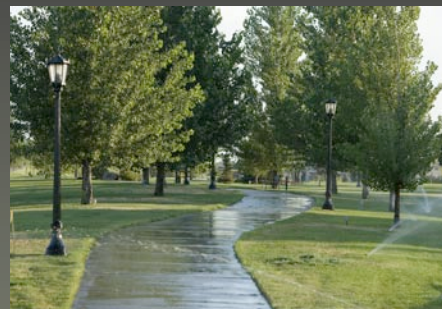
2.5 Gateway Park

Gateway Park is located at the gateway to the “historic” portion of Firestone. It is a passive linear park that features the historic Firestone entry sign and recently added clock tower and time capsule. As the Firestone Trail Traverses the park, a trail head parking lot has been developed in Gateway Park.

2.6 Harney Park

Harney Park is an approximately five-acre park located within the St. Vrain Ranch subdivision. The majority of the park is in a storm water detention area, however it functions with necessary adjustments made to accommodate its location. As it is bounded by the Firestone Trail on its western border, the restrooms and other park facilities are located within the trail property. Harney Park was named after the original settlement of Harney, which was located along the rail line which was ultimately abandoned and is now the Firestone Trail.

Harney Park offers a wide variety of park and recreational facilities, including two playgrounds, basketball court, restrooms, climbing rocks, swing sets, and a open field play area. It was the first park in Firestone to introduce the “wavy walk”. A wavy walk is an undulating circular walkway the provides variation for younger children on bicycles, tricycles, scooters, etc. While it is essentially a neighborhood park, because of its location along the Firestone Trail it provides for access from the entire Firestone community.



Harney Park





2.7 Hart Park

Hart Park is an approximately seven-acre park neighborhood park that is located in the historic portion of Firestone just south of Grant Avenue and east of Fourth Street. As noted above, it was one of the earliest parks to be developed in the Town. Initially it was developed exclusively as a softball field. Major upgrades and improvements to the park were installed in 1998. The park was named in honor of Firestone police officer Hart who was killed in the line of duty. A portion of the park also serves as a detention pond in which a basketball court is located. The park is planned to approximately double in size to the east by the dedication of property from the planned Overlook subdivision sometime in the near future.



Volunteer Day Hart Park





PARKS, TRAILS AND OPEN SPACE



A COMMUNITY IN MOTION

2.8 Miner's Park

Miner's Park is a neighborhood park located in the historic portion of Firestone and was one of the earliest parks to be developed in the Town. Miner's Park is located directly across the street from the existing Firestone Town Hall. It is a relatively small park in size but serves for many important community functions. It has minimal improvements but function well as an open area for events and smaller youth sports activities.

Miner's Park is the base location for all the activities at the Town's annual "4th at Firestone" event. This event is Firestone's key annual community event and is attended by thousands of people. Events start early in the morning and conclude with a fireworks display at night. Miner's Park serves as the location of the main stage and dining area, as well as the numerous vendor and public service booths.





Monarch Estates



2.9 Monarch Estates Park

Monarch Estates Park is a lineal park that primarily provides for the cross-connection of the Monarch Estates subdivision with the Centennial Elementary School to the east and the Godding Hollow Trail system ultimately to the west. The trail through the park is planned to connect to a large neighborhood park that is planned for the Lexington Village property to the west between the Monarch Estates subdivision and the Godding Hollow open space and trail corridor.

2.10 Mountain Shadow Park

Mountain Shadow Park is an approximately 14-acre neighborhood park that is currently being upgraded. It is landscaped and a new playground has recently been added. There is play equipment for both younger children and teens. A picnic shelter is being added also. Ultimate plans for this park include a neighborhood softball field and a soccer play field. The park is located along a planned regional trail corridor that connects to Firestone's trail to the east and leads to the St. Vrain State Park to the west. The first part of the trail has been developed from Colorado Boulevard to approximately the north end of the Mountain Shadows Park.





PARKS, TRAILS AND OPEN SPACE



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2.11 Neighbor's Point Park

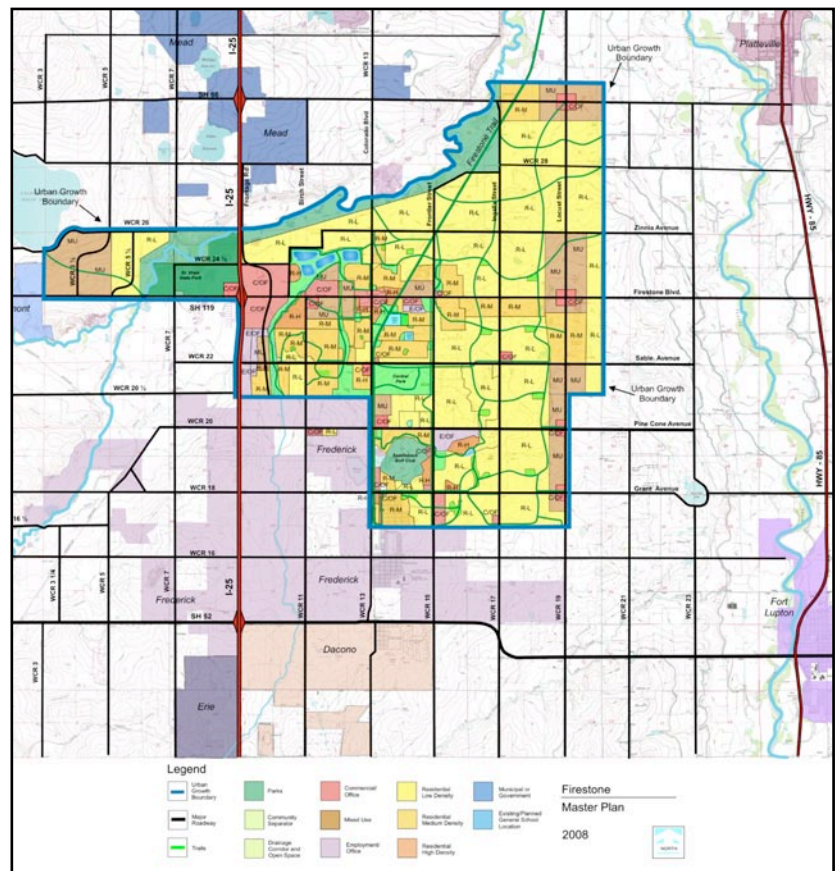
Neighbor's Point Park is approximately 18 acres and is located just east of Centennial Elementary School in the Neighbor's Point residential subdivision. A regional trail passes along the neighborhood park and connects to its internal trails systems. Both the regional trail and the trails internal to the park, provide access to and from the elementary school. The park has been improved with some initial facilities in addition to the trails. Additional improvements still need to be planned and can be installed as the homes in the subdivision are constructed and the residents park needs are assessed and budgeted.





2.12 Onorato Park

Onorato Park was one of Firestone's earliest neighborhood parks. The property was donated by the Onorato family. With help from many community volunteers, the Onorato's installed the first improvements to the park. In 1998, another group of volunteers assembled and installed new playground equipment that the Town was able to provide. The equipment made the park much more functional for the children in Town. Recently, the Parks, Trails and Open Space Advisory Board developed a new master plan for the park to respond to current needs of the residents and repair some out of date equipment and facilities. Key goals and objectives of the plan came from a neighborhood meeting that the Parks and Trails Advisory Board organized. The master plan was approved by Town Board of Trustees on March 12, 2009. Initial construction of some of the improvements will begin in 2009 with the entire Onorato Park master plan being constructed when funds become available.





PARKS, TRAILS AND OPEN SPACE



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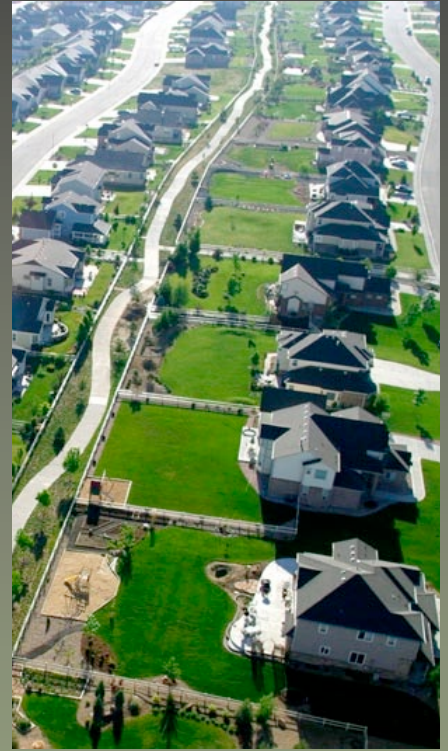
A COMMUNITY IN MOTION

2.13 Patterson Park

Patterson Park is a five acre Neighborhood park centrally located in the St. Vrain Ranch subdivision. It was named after the former Mayor of Firestone, Rick Patterson. Because of lack of sports field space, it is currently being used as a more community type recreation facility which may at some point may cease as additional active regional fields are constructed in the firestone area. It is currently utilized by the Carbon Valley Recreation District as active sports play. A small playground is located in the northern portion of the park. Additional park improvements that have been discussed include additional trees, a drinking fountain and a larger playground.

2.14 Prairie Ridge Park

Prairie Ridge Park is a five acre neighborhood park that lies just east of the Prairie Ridge Elementary School in the St. Vrain Ranch Subdivision. The park has a large open play area, playgrounds and other facilities. These initial park improvements function well, but the park can be reassessed by the Parks and Trails Advisory Board to determine what additional facilities may be necessary in the future.





2.15 Sagebrush Park

Sagebrush Park is an approximately seven acre neighborhood park located central to the Sagebrush subdivision. A portion of the park also serves as a detention pond but like other parks, only has facilities in the detention pond that are not damaged if there is occasionally standing water. In this case there is only a basketball court in the detention pond. Landscape planting for this park was intentionally clustered in order to not restrict the tremendous views of the Rocky Mountains from the homes and walkways the eastern side of the park. The park is also directly connected to the Coal Ridge Middle School by 2 different trail access points.





PARKS, TRAILS AND OPEN SPACE



FIRESTONE

A COMMUNITY IN MOTION

2.16 Settler's Park

Settler's Park is a community park that has specifically been identified sports facilities including soccer, softball, baseball and basketball. It is also the only other park besides Aisik's Meadow Park to include a leash free facility. Settler's Park includes the use of a detention pond for the Oak Meadows subdivision. The detention pond area is where the basketball courts and leash free area facilities are located.





2.17 Stoneridge Park

Stoneridge Park is centrally located in the Stoneridge residential subdivision. The park is approximately 11 acres in size with approximately one half being in blue grass turf and the remaining area planted as natural open space. The central location of the park makes it accessible to the residents in the subdivision. The subdivision has a public trail system, which connects to the area regional trail system that also provides direct access to Centennial Elementary School. The park is a neighborhood park by design and its facilities include a playground and a large play area.

The design of this park was enhanced by the way both the public regional trail facilities and the trails owned by the Stoneridge Homeowner's Association we coordinated to optimize access to the park. When the park was originally designed the developer went to great lengths to say the signature cottonwood tree that is a key park feature.





OTHER AREA PARK, TRAIL AND RECREATION FACILITIES



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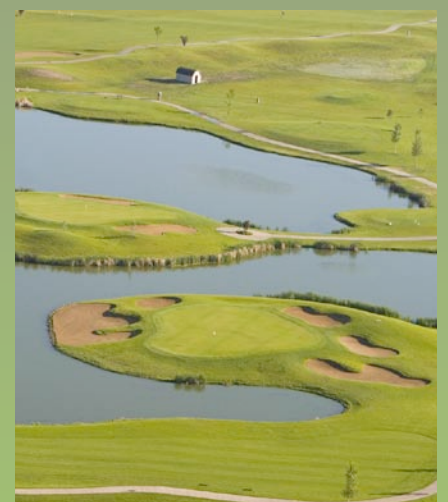
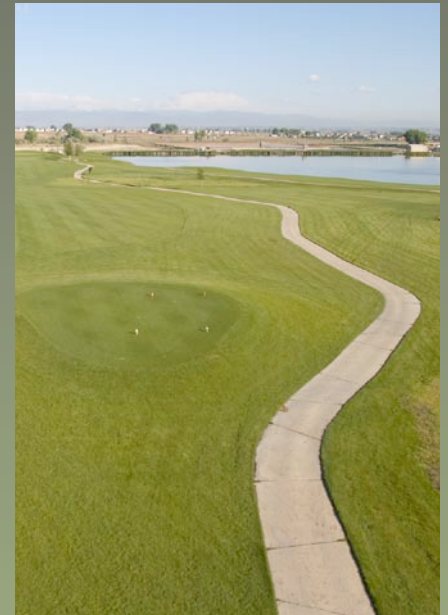
A COMMUNITY IN MOTION

3.0 Other Area Park, Trail and Recreation Facilities

There are a other organizations and amenities in Firestone that are not Firestone parks or trails, but play an important role in fulfilling similar needs.

3.1 Saddleback Golf Club

While not a Firestone park, the Saddleback Golf Club serves as a great recreational asset to the Firestone community. Saddleback Golf Club offers great views of the mountains and a diverse environment of open space, lakes and streams. It is truly a visual, recreational and business benefit to Firestone.





OTHER AREA PARK, TRAIL AND RECREATION FACILITIES



3.2 St. Vrain State Park

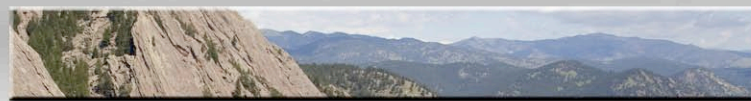
St. Vrain State Park is a key component part of the Town's overall open space and recreation plan. St. Vrain State Park is a family oriented destination for visitors from the region and world wide. Formerly named Barbour Ponds, this natural refuge offers 50 acres of land and 80 acres of water split among several ponds. It is a great place for anglers, campers, photographers, birders, walkers and anyone who appreciates nature and recreation. Since 2006, the Park has added or upgraded camping facilities, trail additions and fishing piers. And there many more improvements on the planned for the near future. St. Vrain State Park is one of only two State Parks to be located within a municipal boundary and Firestone is proud to be a part of such a great facility.



3.3 Carbon Valley Recreation District

The Town of Firestone is located within the Carbon Valley Recreation District, which offers numerous organized activities and the use of its Recreation Center that is located in Frederick, Colorado. The District provides a wide variety of services for Firestone and District residents.





FIRESTONE TRAILS



4.0 Firestone Trails

The Firestone public trail system has been developed using the Firestone Trail as the central point of connection for all trail systems as shown on the Firestone Public Park and Trail System map noted above. The overall concept is that all subdivisions and commercial areas should have access to a trail that will ultimately connect them to the Firestone Trail. These connections will then allow them to connect to other trail systems throughout the community. Moreover, it is the goal of the Parks and Trails Master Plan, to provide both small and larger looping walks depending upon the distance desired. This planning goal provides the opportunity to take a walk or ride without having to retrace the route taken. The Firestone Trail is approximately 9-miles long and is ultimately intended to provide for a ten foot wide concrete trail over its entire length. The trail was purchased by Firestone from the Union Pacific Railroad in 1996 and currently extends from McClure Street to approximately County Road 34 to the north. A portion of the trail that was purchased by Firestone was transferred to the City of Dacono in order for Dacono to maintain it independently. There are still a few disclaimer parcels in the northern portions of the trail that need to have the ownership clarified. To date, the improved portions of the trail has been constructed to provide for a water line on both sides of the concrete walkway so that trees and certain shrubs could be planted and irrigated through a drip irrigation system. On the Firestone Trail overhead lighting is provided as the trail approaches its crossing of an arterial street. The Firestone Trail is part of the Front Range Trail System and also part of the Legacy Trail System. One of the major trail planning and development goals is to provide a connection from the Firestone Trail to St. Vrain State Park and then connect to the Longmont and other trail systems in the area.



Firestone Trail Before



Firestone Trail After





5.0 Park and Trail Development Responsibility

Generally, the responsibility of local park and trail development is by residential land developers or builders at a level equal to the demand for such facilities created by their development. The Town is generally responsible for the development of community or regional parks, which both serve a regional need. The Town charges a park impact fee on each residential dwelling unit to fund these regional facilities.

Section 16.16.220 the Firestone Municipal Code, which is shown as Attachment 4 (always refer to the actual Municipal Code and current ordinances to check for any updates that may occur subsequent to the publishing of this document), specifies the public land dedication requirements for developers in Firestone, both for right-of-way and parks and trails. It clarifies that dedications of rights-of-way for public streets, drainage, utility easements or other public purposes is required by the subdivider to be identified on the plat unless otherwise directed by the Town Board. The Municipal Code notes that a minimum of ten percent of the total land area of the land being subdivided shall be dedicated, exclusive of the necessary types of rights-of-ways noted above. Typically, if the amount of land produced by the ten percent calculation does not meet a minimum three acre requirement for park development, the residential density of the subdivision does not warrant a park or if there is another park close by or if the development is commercial, then cash in an amount equal to value of the land will be required in lieu of the property.

Additionally, Ordinance 448 (Attachment 5) provides for the development of a neighborhood park to be at a level of \$48,500 per acre. If a park is not required of the subdivider for the reasons noted above, then this amount is paid as cash-in-lieu and used by the Town to fund park improvements that can also benefit the new residents.



PARK AND TRAIL DESIGN



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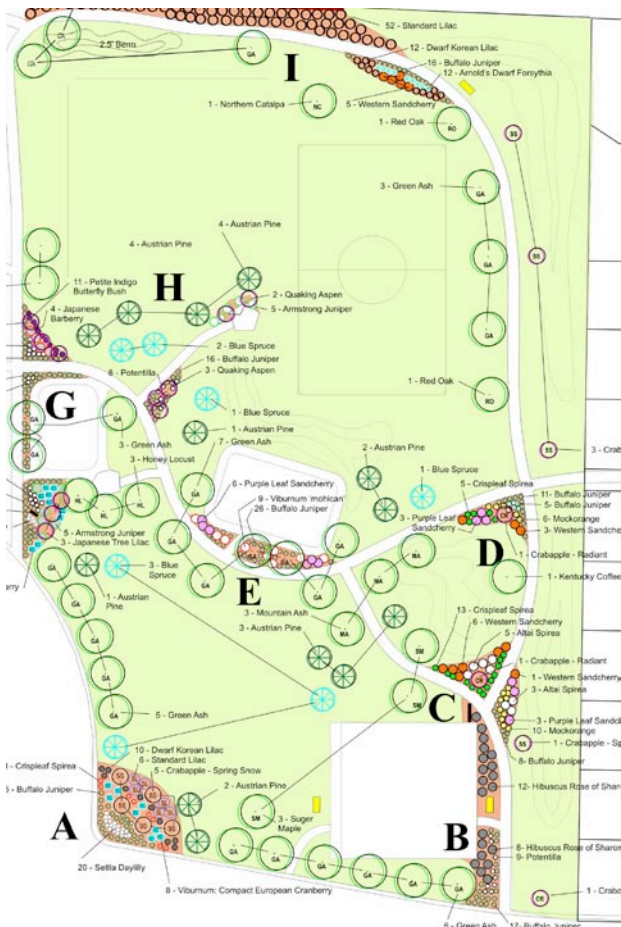
6.0 Park and Trail Design

To date, the design of the existing Firestone parks has primarily been by the Firestone Parks and Trails Advisory Board, as ultimately approved by the Town Board. The Parks and Trails Advisory Board has either imitated the design of a specific park themselves or advised developers on a design submitted along with a Preliminary or Final Development Plan. One of the key purposes of this manual is to formalize the processing of park development plans either independently or in conjunction with an overall development. As noted in Section 6.0 it will now be the responsibility of the subdivider to design and construct required neighborhood park improvements.

The Firestone Master Plan identifies a series of parks and trails throughout the identified urban growth area. These are general in nature and can be modified to adjust to actual

development patterns and densities.

The following are key principals for Firestone park and trail design. Good examples of these principals are seen in many of the existing parks and trails in Firestone, as exemplified by the existing examples noted above.





6.1 Park and Trail Hierarchy

As noted above, there are three categories of parks in Firestone, which are regional, community and neighborhood. These categories also apply to trail and trail corridor design. Typically, developers will only be involved in the design and construction of neighborhood parks, but the principals of the park design remains generally the same, just some of the facilities may be included in regional or community parks that are not found in neighborhood parks. For the purpose of this manual, the focus is on neighborhood park design, so that it is targeted for the majority of residential developments that are planned to occur in Firestone. Additionally, while trail connections are important to and from commercial areas. Neighborhood public parks are not intended for commercial subdivisions, as the commercial property is too valuable for commercial land uses from an economic development standpoint.

6.2 Park and Trail Size

Firestone neighborhood parks can range in size from three acres to approximately 15 acres. Community and regional parks and trail corridors are greater in size. Community parks and trails serve large areas of the Firestone community, regional parks and trails serve the entire region. Trails can range in size from six to ten feet in width with the size related to the amount of pedestrian traffic expected. Regional trails and the main trail in a neighborhood park should be 10 feet in width. All trails planned in Firestone are to be concrete unless otherwise provided on a specific Final Development Plan. The necessary thickness of the concrete for any approved trail, will be determined by the Town Engineer, based on a submitted soils report.

Neighborhood parks should generally be available to provide for approximately seven acres of active park area per 1,000 in population planned to use the facility. The area excludes sub-regional trail corridors and other open space areas.



PARK AND TRAIL DESIGN



FIRESTONE

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6.3 Park Location

Neighborhood parks and trails should be central to the area that they intend to serve. Optimally, they should be no further away than one quarter of one mile from the farthest resident. In no case will the area within 150 feet of any oil or gas facility be counted as land dedicated for public park use.

6.4 Drainage and Detention Ponds

The reason drainage and detention ponds do not work well for neighborhood parks is that they are not located central to the residents they intend to serve. They are typically located at the overall low point, which is usually at one end or the other of the development. On larger developments where there might be the opportunity for multiple detention ponds, with one being in a more central location, the use of a detention pond for part of any required neighborhood park would possibly be reasonable. As noted above, Firestone has many parks or portions of parks are located within a detention pond. In the case of Hart park the relatively steeper walls of the detention pond make it an excellent place to watch a basketball game on the court that is also located in the pond.





6.5 Vehicular Access

It is important to provide convenient and safe vehicular access to all parks. The more of a park that can be bounded a local street the better. Local street on the periphery of a neighborhood park provides for convenient access to park facilities such as picnic shelters or sports fields. Also, when local streets border the park, additional on-street parking is provided and may reduce some of the need for internal parking lots which take away from the overall usable area of the park.

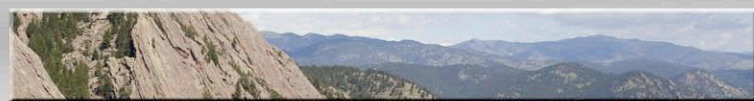
6.6 Parking

For neighborhood parks, at least four parking stalls per acre should be provided. These required spaces are in addition to any on-street parking that may be available. If the park is bounded on less than two sides by local streets this ratio should increase. The goal is to not have a situation where local homeowners near the park, have people using the park, parking their cars in front of area homes because there was inadequate internal parking provided within the park itself.

6.7 Grading

In addition to the need to provide an overall grading plan to accommodate stormwater management for the park, proper grading can create interest and the potential for additional recreational activities. For example, creative grading can provide comfortable seating areas, hills for children to roll down and even provide for seasonal sledding.





PARK AND TRAIL DESIGN



FIRESTONE

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6.8 Landscape Plant Materials

Attachment 6 shows the approved list of shrubs trees and other plant material, that have been used in Firestone parks and trails with success or are known to thrive successfully in the Firestone region as noted by the Colorado Nursery Associations Plant Guide. Using a wide pallet of plant materials provides interest and beauty. It also is helpful in reducing disease and possible loss of a significant portion of the park by too many of the same plant species becoming diseased. This principal is especially important in the tree types chosen as they are typically much longer lived than shrubs. Park entrances, especially near the park sign should include annual or perennial flowering plants. Consider public safety when laying out a planting design. Assure that there is visual access into all areas of the park. Landscape boulders should be used when possible and appropriate to the theme of the design.

Portions of all parks can and should be developed in a xeriscape manner, as discussed using the plant list shown in Attachment 6.

The term “Xeriscape” has been coined to describe appealing landscapes designed specifically around numerous practices of good gardening, including:

- Plan and design plantings and irrigation systems to minimize water needs and waste.
- Improve soil by adding organic amendments, which aid plant growth and water retention.
- Use limited, appropriate turf areas and drought tolerant grasses when possible.
- Group plants by their water needs, and design irrigation systems accordingly.
- Mulch planting beds to moderate soil temperatures and reduce evaporation and weed growth.
- Use plants with lower water needs.
- Maintain the landscape properly.

Employing these practices can save significant amounts of water used in a traditional irrigated landscape. Analyzing and improving the soil prior to planting is paramount to ensuring plant growth, reducing maintenance and conserving water. Proper watering, fertilization, weed and pest control, and pruning is essential to the landscaping's beauty, safety and longevity. An excellent reference for xeriscape is the Denver Water Board's website at www.denverwater.org in the conservation section.





6.9 Park Facilities

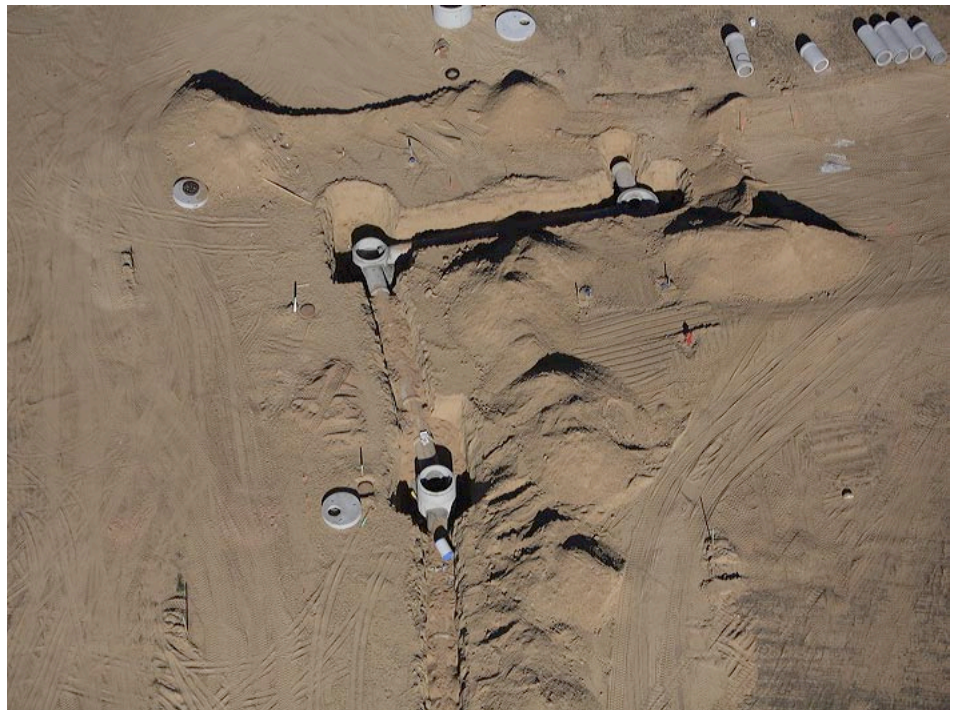
The key facilities that should be included in the master plan for a neighborhood park are shown on Attachment 7. Final facility specifications should be discussed with the Firestone Public Works Department prior to any plan submittal.

6.10 Pedestrian Access

Access in the design of any Firestone neighborhood park is critical. As noted above all parks should be accessible for as many locations as possible. For short distances a six foot wide trail will suffice, but for longer distances with higher traffic an eight foot wide would be preferred. If the distance is long or has significant assumed pedestrian traffic, then a 10-foot wide trail would be necessary.

6.11 Utilities

Necessary public utilities will need to be designed for all public parks. Engineering design will need to be coordinated with the Town Engineer.





PARK AND TRAIL DEVELOPMENT PROCESSING



FIRESTONE

A COMMUNITY IN MOTION

7.0 Park and Trail Development Processing

This section clarifies the necessary submittal process for the design of Firestone parks.

7.1 Preliminary and Final Development Plans

Required Preliminary and Final Development Plans need to be submitted to the Town's Planning Coordinator as a park only submittal or combined with a development plan for the entire subdivision or filing. For any development that includes a planned public park or public trail, a written recommendation to the Town Board on the proposed park or trail plan, shall be obtained from the Parks and Trails Advisory Board, before any Planning Commission action on the proposed development plan. Contact the Town's Planning Coordinator to inquire about meeting dates of the Parks and Trails Advisory Board. Attachment 8 provides standard landscape development details and notes. Attachment 9 identifies park development plan submittal requirement if only a plan for a park is being submitted. Always check the Firestone Municipal Code to assure all information is current.



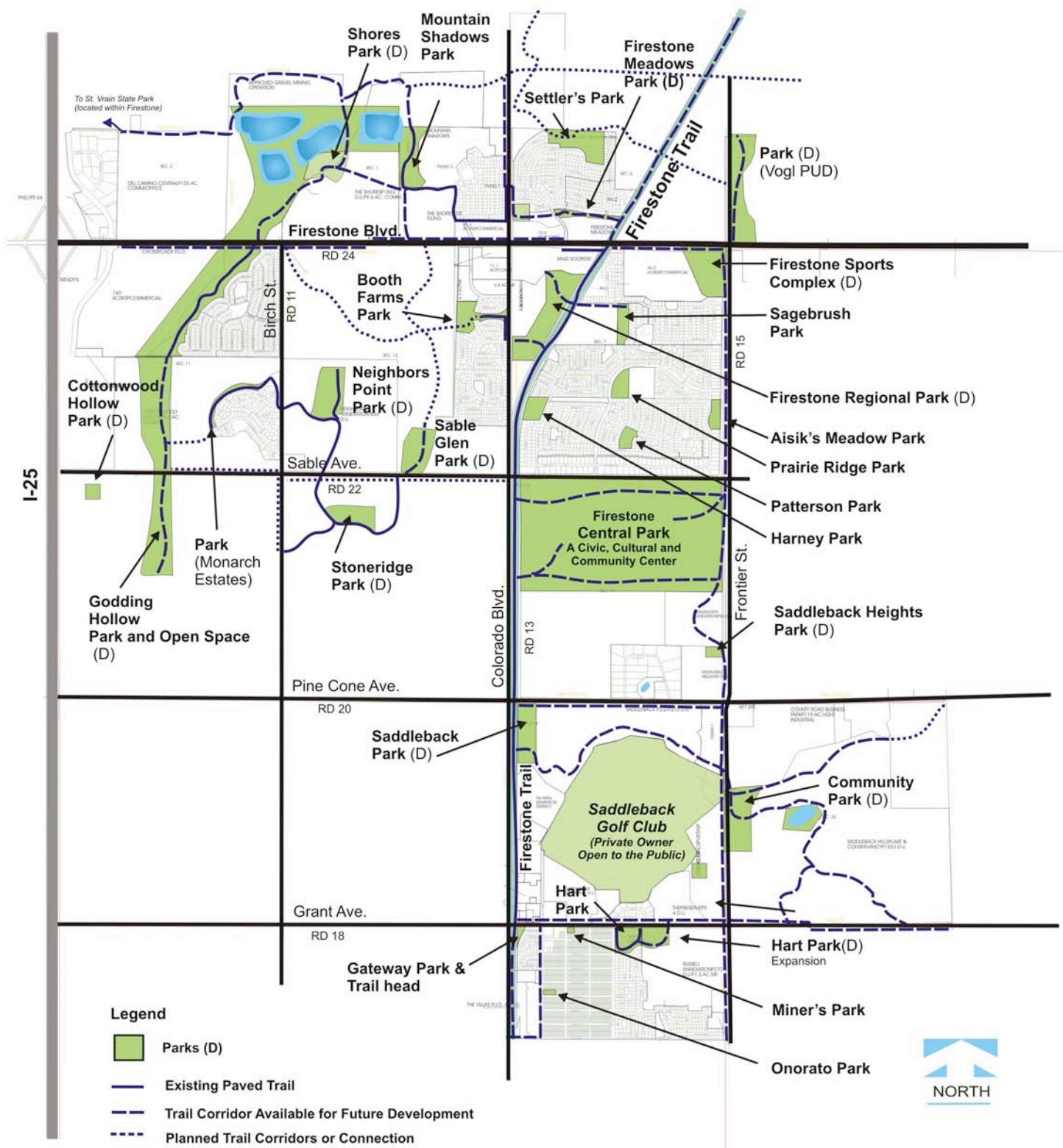


7.2 Preliminary and Final Utility Plans

Required Preliminary and Final Utility Plans need to be submitted to the Town's Planning Coordinator as a park only submittal or combined with a development plan for the entire subdivision or filing. Attachment 10 identifies park development plan submittal requirement if only a plan for a park is being submitted. Always check the Firestone Municipal Code to assure all information is current.



Attachment 1



Firestone Public Park and Trail System

January 2009

Attachment 2

Attachment 3

Firestone Parks Design Criteria Manual
Attachment 3
Parks Facilities Inventory

Aisik's Meadow Park

2	Animal leash free area	1	Shelter - shade/picnic - small
2	Animal waste dispenser	1	Signage - park identification
2	Bench	3	Trash can
1	Fountain, drinking w/doggie drink	✓	Shrubs – deciduous & evergreen
1	Fountain, water feature	✓	Sod
2	Picnic table	✓	Tree – deciduous & evergreen

Booth Farms Park

✓	Concrete, sidewalk	✓	Turf
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Firestone Sports Complex

3	Field, baseball	6	Trash can
6	Fountain, drinking	✓	Bleachers
6	Light pole - parking lot	✓	Concrete, sidewalk
6	Light pole - stadium	✓	Parking area - off-street unpaved
1	Restroom - porta-potty	✓	Sod

Firestone Trail

1	Animal waste dispenser	4	Signage - park identification
6	Bat houses	3	Trash can
2	Bench	✓	Concrete, 10-foot trail
6	Light pole - park	✓	Signage - informational
1	Picnic table	✓	Tree - deciduous

Gateway Park

6	Light pole - park	✓	Concrete, 10-foot trail
21	Parking stalls - off-street	✓	Concrete, sidewalk
2	Picnic table - covered	✓	Shrubs – deciduous & evergreen
1	Signage - adopt a park	✓	Sod
1	Trash can	✓	Tree – deciduous & evergreen

Godding Hollow Open Space

✓	Concrete, 10-foot trail
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Harney Park

3	Animal waste dispenser	19	Parking stalls - off-street
4	Bench	9	Picnic table
2	Climbing rock	1	Restroom
1	Concrete, wavy walk	4	Shelter - shade/picnic - med
1	Court, basketball	1	Signage - park identification
1	Fountain, drinking w/doggie drink	5	Trash can

Firestone Parks Design Criteria Manual

Attachment 3

Parks Facilities Inventory

√	Concrete, 10-foot trail	√	Swing set - tot
√	Concrete, sidewalk	√	Shrubs – deciduous & evergreen
√	Play ground equip	√	Sod
√	Signage - informational	√	Tree – deciduous & evergreen
√	Swing set		

Hart Park

3	Animal waste dispenser	1	Shelter - shade/picnic - small
5	Bench	1	Signage - memorial
1	Court, basketball	1	Signage - park identification
1	Field, baseball	4	Trash can
2	Field, soccer	√	Bleachers
1	Fountain, drinking	√	Concrete, 10-foot trail
1	Fountain, vanishing ornamental	√	Concrete, sidewalk
1	Fountain, water feature	√	Play ground equip - small
11	Light pole - park	√	Signage - informational
26	Parking stalls - off-street	√	Shrubs – deciduous & evergreen
5	Picnic table	√	Sod
1	Restroom	√	Tree – deciduous & evergreen
1	Shelter - shade/picnic - med		

Miner's Park

1	Bench	1	Signage - park identification
1	Flag pole	2	Trash can
1	Fountain, drinking w/doggie drink	√	Horseshoe pits
2	Picnic table	√	Sod
1	Shelter - shade/picnic - med	√	Tree - evergreen

Monarch Estates Park

√	Concrete, sidewalk	√	Sod
√	Shrubs – deciduous & evergreen	√	Tree – deciduous & evergreen

Mountain Shadow Park

1	Shelter - shade/picnic - med	√	Play ground equip
√	Concrete, 10-foot trail	√	Play ground equip – small
√	Sod	√	Swing set - tot
√	Tree – evergreen		

Neighbor's Point Park

1	Shelter - shade/picnic - med	√	Sod
√	Concrete, 10-foot trail	√	Tree – deciduous & evergreen

Firestone Parks Design Criteria Manual

Attachment 3

Parks Facilities Inventory

Onorato Park

2	Bench	2	Trash can
1	Court, basketball	✓	Play ground equip
1	Court, concrete fenced	✓	Swing set
6	Light pole - park	✓	Swing set - tot
1	Picnic table	✓	Sod
1	Shelter - shade/picnic - med	✓	Tree - deciduous
1	Signage - park identification		

Patterson Park

2	Animal waste dispenser	✓	Play ground equip
1	Picnic table	✓	Signage - informational
1	Shelter - shade/picnic - small	✓	Swing set
1	Signage - adopt a park	✓	Tree - deciduous
1	Signage - park identification		
2	Trash can		

Prairie Ridge Park

2	Animal waste dispenser	2	Trash can
2	Bench	✓	Concrete, sidewalk
27	Parking stalls - off-street	✓	Play ground equip
5	Picnic table	✓	Swing set - tot
1	Restroom - porta-potty	✓	Shrubs – deciduous & evergreen
1	Shelter - shade/picnic - large	✓	Sod
1	Signage - adopt a park	✓	Tree – deciduous & evergreen
1	Signage - park identification		

Sagebrush Park

1	Court, basketball	✓	Concrete, sidewalk
1	Fountain, drinking w/doggie drink	✓	Play ground equip
6	Picnic table	✓	Swing set
2	Shelter - shade/picnic - med	✓	Shrubs – deciduous & evergreen
1	Signage - park identification	✓	Sod
2	Trash can	✓	Tree – deciduous & evergreen
✓	Concrete, 10-foot trail		

Settler's Park

1	Animal leash free area	40	Parking stalls - off-street
3	Animal waste dispenser	10	Picnic table
6	Bench	1	Restroom - porta-potty
2	Court, basketball	2	Shelter - shade/picnic - med
2	Court, tennis	2	Shelter - shade/picnic - small
1	Field, baseball	1	Signage - park identification
1	Fountain, drinking w/doggie drink	1	Skate park
19	Light pole - park	7	Trash can

Firestone Parks Design Criteria Manual

Attachment 3

Parks Facilities Inventory

✓	Bleachers	✓	Swing set
✓	Concrete, 10-foot trail	✓	Swing set - tot
✓	Concrete, sidewalk	✓	Shrubs – deciduous & evergreen
✓	Play ground equip	✓	Sod
✓	Play ground equip - small	✓	Tree – deciduous & evergreen

Stoneridge Park

2	Bench	✓	Play ground equip
1	Bike rack	✓	Swing set
2	Picnic table, anchored	✓	Swing set - tot
1	Shelter - w/ 4 anchored tables	✓	Shrubs – deciduous & evergreen
1	Trash can	✓	Sod
✓	Concrete, 10-foot trail	✓	Tree – deciduous & evergreen
✓	Concrete, sidewalk		

Attachment 4

Firestone Parks Design Criteria Manual
Attachment 4
Public Sites and Dedications

Firestone Municipal Code

16.16.220 Public sites and dedications.

A. Dedications of rights-of-way for public streets, drainage, utility easements or other public purposes shall be required and shall be made by the subdivider on the plat unless otherwise directed by the board of trustees. Drainage easements shall be adequate as determined by the planning commission for the protection of the town from the hazards of flood. Rights-of-way for public streets shall be sufficient to insure the adequate circulation of vehicles and pedestrians within the subdivision.

B. A minimum of ten percent of the total land area of the land being subdivided shall be dedicated, exclusive of Subsection A above, free and clear of all liens and encumbrances for park, open space or other public purposes as determined by the board of trustees and shall be delineated on the final plat. Land dedicated for public use must be suitable, as determined by the planning commission, for the type of development for which it is intended.

C. If the board of trustees so determines, the subdivider shall pay to the town in cash an amount equal to eight percent of the total appraised value of the land to be subdivided in lieu of the dedication of land required herein, or a combination of dedication and cash in lieu. Any appraisal required to establish the value of land shall be done at the expense of the subdivider.

D. The increase in the dedication requirement from eight to ten percent, as provided in Subsection B of this section, shall take effect on March 3, 2000, and shall apply to all subdivision applications submitted on or after such date.

E. The land dedication requirement and the size of such dedication requirement set forth in this section are designed and intended to reasonably relate to the needs created or contributed to by subdivision development within the town.

F. Retention ponds or other land left open solely for the purposes of development, such as land under power lines, will not be considered as part of the land dedication required under this section. Lands within required oil and gas facility setbacks are generally not suitable for public use and will not be considered as part of the land dedication required under this section. Detention ponds may be applied to the land dedication requirement if the planning commission finds that such area is suitable for use in meeting a specific need.

G. If the board of trustees determines that land is required to be dedicated pursuant to this section for a neighborhood or smaller park, the subdivider shall submit as part of its proposed development a landscape design and improvement plan for such park. The plan shall be reviewed and approved by the town. The subdivider shall at its expense install the improvements set forth in the approved plan in conjunction with any other required public improvements. The town may require a guarantee that such improvements will be installed. (Ord. 568 §16, 2004; Ord. 435B §§7, 8, 2000; Ord. 312 §3, 1995)

Attachment 5

Firestone Parks Design Criteria Manual
Attachment 5
Ordinance No. 488

ORDINANCE NO. 488
P

AN ORDINANCE AMENDING SECTION 16.16.220 OF THE FIRESTONE MUNICIPAL CODE CONCERNING THE REQUIREMENT FOR PUBLIC LAND DEDICATION, OR CASH PAYMENT IN LIEU THEREOF, FOR SUBDIVIDED LAND

WHEREAS, section 16.16.220 of the Firestone Municipal Code sets forth the Town's public land dedication requirement for subdivided lands within the Town; and

WHEREAS, such section authorizes the Board of Trustees, in its discretion, to approve a cash payment in lieu of land dedication, or a combination of dedication and cash in lieu payment, to satisfy such requirement; and

WHEREAS, the Board of Trustees desires to make certain amendments to such section regarding the criteria for cash in lieu payments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. Subsection C of Section 16.16.220 of the Firestone Municipal Code is hereby amended to read as follows (words to be added are underlined; words to be deleted are stricken through):

16.16.220 Public sites and dedications.

C. If the board of trustees so determines, the subdivider shall pay to the town in cash an amount equal to ~~eight~~ ten percent of the total appraised value of the subdivided land ~~to be subdivided~~ in lieu of the dedication of land required herein, or a combination of dedication and cash in lieu. The amount of any cash in lieu payment shall be determined based upon an ~~Any appraisal prepared by a certified general appraiser required to establish the value of land shall be done~~ at the expense of the subdivider. The appraisal shall be prepared after approval of the final subdivision but prior to the recording of the final plat, and shall be dated no earlier than 180 days prior to the date payment is presented to the Town. The appraisal shall be based upon the value of all improvements to and approvals for the subdivided land existing at the time the appraisal is prepared. Any cash in lieu payment pursuant to this section shall be paid to the Town prior to the recording of the final plat. Additionally, if cash is to be paid in lieu of dedication of land for a neighborhood or smaller park, then the subdivider shall pay as part of its cash in lieu payment, prior to recording of the final plat, the amount of \$48,500 per acre to cover the costs of park landscaping and improvements otherwise required of the subdivider for such a park. This additional amount shall automatically increase

Firestone Parks Design Criteria Manual
Attachment 5
Ordinance No. 488

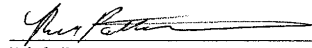
~~three percent (3%) per year commencing January 1, 2003, unless further action to amend such amount is taken by ordinance. The parks and trails advisory board shall periodically recommend to the board of trustees adjustments to such rate as may be necessary to approximate the cost per acre to develop land within the town to town standards.~~

Section 2. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

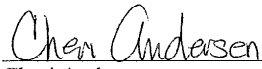
Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 20th day of December, 2001.

TOWN OF FIRESTONE, COLORADO


Rick Patterson
Mayor

Attest:


Cheri Andersen
Town Clerk

Attachment 6

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

COMMON NAME	SCIENTIFIC NAME	WATER USE
Evergreen Trees		
Austrian Pine	<i>Pinus nigra</i>	Low to Medium
Bosnian Pine	<i>Pinus heldreichii</i> var. <i>leucodermis</i>	Low
Bristlecone Pine	<i>Pinus aristata</i>	Low
Colorado Blue Spruce	<i>Picea pungens</i> var. <i>glauca</i> cvs.	Medium
Douglas Fir	<i>Pseudotsuga menziesii</i>	Medium
Engelmann Spruce	<i>Picea engelmannii</i>	Medium
Limber Pine	<i>Pinus flexilis</i>	Low
Pinyon Pine	<i>Pinus edulis</i>	Very Low
Ponderosa Pine	<i>Pinus ponderosa</i>	Low
Scotch Pine	<i>Pinus sylvestris</i>	Medium
Southwestern White Pine	<i>Pinus strobiformis</i>	Low to Medium
White Concolor Fir	<i>Abies concolor</i>	Medium
Specialty Conifers		
Arborvitae	<i>Thuja</i> cvs.	Medium
Dwarf Austrian Pine	<i>Pinus nigra</i> cvs.	Low
Dwarf Colorado Spruce	<i>Picea pungens</i> cvs.	Medium
Dwarf Eastern White Pine	<i>Pinus strobus</i> 'Nana'	Medium
Dwarf Mugo Pine	<i>Pinus mugo</i> cvs. and var.	Low to Medium
Dwarf Norway Spruce	<i>Picea abies</i> cvs.	Medium
Dwarf Scotch Pine	<i>Pinus sylvestris</i> cvs.	Low
European Larch	<i>Larix decidua</i>	Medium to High
Serbian Spruce	<i>Picea omorika</i> cvs.	Medium
Tanyosho Pine	<i>Pinus densiflora</i> 'Umbraculifera'	Low
White/Dwarf Alberta Spruce	<i>Picea glauca</i> cvs.	Medium
Yew	<i>Taxus x media</i> cvs.	Medium
Junipers, Spreading		
Blue Star Juniper	<i>Juniperus squamata</i> 'Blue Star'	Low
Chinese Juniper	<i>Juniperus chinensis</i> /x <i>media</i> cvs.	Low
Common Juniper	<i>Juniperus communis</i> cvs.	Low
Creeping Juniper	<i>Juniperus horizontalis</i> cvs.	Low
Greenmound Juniper	<i>Juniperus procumbens</i> 'Greenmound'	Low
Savin Juniper	<i>Juniperus sabina</i> cvs.	Low
Junipers, Upright		
Chinese Juniper	<i>Juniperus chinensis</i> cvs.	Low
Eastern Red Cedar	<i>Juniperus virginiana</i> cvs.	Low
One-seed Juniper	<i>Juniperus monosperma</i>	Very Low
Rocky Mountain Juniper	<i>Juniperus scopulorum</i> cvs.	Low
Broadleaved Evergreens		
Blue Holly	<i>Ilex x meserveae</i> cvs.	Medium
Boxwood	<i>Baxus</i> spp.	Medium
Euonymus	<i>Eyonymus</i> spp.	Medium
Manzanita	<i>Arctostaphylos</i> spp.	Low
Mountain Mahogany	<i>Cercocarpus</i> spp.	Very Low
Oregon Grape Holly	<i>Mahonia</i> /Berberis spp.	Medium
Pyracantha/Firethorn	<i>Pyracantha</i> spp.	Medium
Rhododendron	<i>Rhododendron</i> cvs. & hybrids	High
Yucca	<i>Yucca</i> spp.	Very Low to Low
Deciduous Trees, Shade Trees		
Ash	<i>Fraxinus</i> spp.	Medium
Black Walnut	<i>Juglans nigra</i>	Medium

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

COMMON NAME	SCIENTIFIC NAME	WATER USE
Boxelder	<i>Acer negundo</i>	Low to Medium
Buckeye/Horsechestnut	<i>Aesculus</i> spp.	Medium
Cottonwood	<i>Populus</i> spp.	Medium
Elm	<i>Ulmus</i> spp.	Medium
Hackberry	<i>Celtis occidentalis</i>	Low
Kentucky Coffeetree	<i>Gymnocladus dioica</i>	Low
Linden	<i>Tilia</i> spp.	Medium
London Planetree	<i>Platanus x acerifolia</i>	Medium
Maple	<i>Acer</i> spp.	Medium
Oak	<i>Quercus</i> spp.	Low to Medium
Poplar	<i>Populus</i> spp.	Medium to High
Thornless Honeylocust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Low
Western Catalpa	<i>Catalpa speciosa</i>	Low
Willow	<i>Salix</i> spp.	High
Ornamental Trees		
Amur Chokecherry	<i>Prunus maackii</i>	Medium
Aspen	<i>Populus tremuloides</i>	Medium
Birch	<i>Betula</i> spp.	Medium to High
Canada Red Chokecherry	<i>Prunus virginiana</i> 'Shubert'	Low
Eastern Redbud	<i>Cercis canadensis</i>	Medium
European Beech	<i>Fagus sylvatica</i>	Medium
Flowering Crabapple	<i>Malus</i> cvs. & hybrids	Medium
Goldenrain Tree	<i>Koelreuteria paniculata</i>	Low
Hawthorn	<i>Crataegus</i> spp.	Low
Hornbeam	<i>Carpinus</i> spp.	Medium
Japanese Pagoda Tree	<i>Sophora japonica</i>	Medium
Japanese Tree Lilac	<i>Syringa reticulata</i>	Low
Maple	<i>Acer</i> spp.	Low to High
Mayday Tree	<i>Prunus padus</i>	Medium
Mountain Ash	<i>Sorbus</i> spp.	Medium
Newport Plum	<i>Prunus cerasifera</i> cvs.	Medium
Ornamental Pear	<i>Pyrus calleryana</i> cvs.	Medium
Princess Kay Plum	<i>Prunus nigra</i> 'Princess Kay'	Medium
Saucer Magnolia	<i>Magnolia x soulangiana</i>	Medium
Serviceberry	<i>Amelanchier</i> spp. & hybrids	Low to Medium
Thinleaf Alder	<i>Alnus tenuifolia</i>	Medium
Turkish Filbert	<i>Corylus colurna</i>	Low
Weeping Mulberry	<i>Morus alba</i> 'Pendula'	Medium
Deciduous Shrubs, Small		
Alpine Currant	<i>Ribes alpinum</i>	Low
Blue Mist Spirea/Bluebeard	<i>Caryopteris x clandonensis</i>	Low
Coralberry Snowberry	<i>Symphoricarpos</i> spp.	Low
Cotoneaster	<i>Cotoneaster</i> spp.	Low to Medium
Creeping Western Sand Cherry	<i>Prunus besseyi</i> 'Pawnee Buttes'	Low
Daphne	<i>Daphne</i> spp.	Medium
Dwarf European Cranberrybush	<i>Viburnum opulus</i> 'Nanum'	Medium
Dwarf Honeysuckle	<i>Lonicera xylosteoides</i>	Low
Dwarf Russian Almond	<i>Prunus tenella</i>	Low to Medium
Gro-Low Sumac	<i>Rhus aromatica</i> 'Gro-Low'	Low
Hydrangea	<i>Hydrangea</i> spp.	Medium
Japanese Barberry	<i>Berberis thunbergii</i> spp.	Low

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

COMMON NAME	SCIENTIFIC NAME	WATER USE
Kelsey Dogwood	<i>Cornus sericea/stolonifera</i> 'Kelseyi'	Medium
Leadplant	<i>Amorpha canescens</i>	Very Low
Littleleaf Mockorange	<i>Philadelphus microphyllus</i>	Low
Littleleaf Mountain Mahogany	<i>Cercocarpus intricatus</i>	Very Low
Lodense Privet	<i>Ligustrum vulgare</i> 'Lodense'	Low
Potentilla/Cinquefoil	<i>Potentilla fruticosa</i> cvs.	Low
Pygmy Peashrub	<i>Caragana pygmaea</i>	Low
Rock Spirea	<i>Holodiscus dumosus</i>	Low
Russian Sage	<i>Perovskia atriplicifolia</i>	Very Low
Sage/Artemisia	<i>Artemisia</i> spp.	Very Low
Spirea	<i>Spiraea</i> spp.	Medium
St. Johnswort	<i>Hypericum</i> spp.	Medium
Deciduous Shrubs, Medium		
Apache Plume	<i>Fallugia paradoxa</i>	Very Low
Barberry	<i>Berberis</i> spp.	Low
Boulder Raspberry	<i>Rubus deliciosus</i>	Low
Broom	<i>Cytisus</i> spp.	Low
Butterfly Bush	<i>Buddleia/Buddleja davidii</i>	Medium
Chokeberry	<i>Aronia</i> spp.	Low to Medium
Compact Viburnum	<i>Viburnum</i> spp.	Medium
Dwarf Lilac	<i>Syringa</i> spp.	Low
Dwarf Ninebark	<i>Physocarpus opulifolius</i> cvs.	Low
Ephedra	<i>Ephedra</i> spp.	Low
Fernbush	<i>Chamaebatiaria millifolium</i>	Very Low
Golden Vicary Privet	<i>Ligustrum x vicaryi</i>	Medium
Harry Lauder's Walking Stick	<i>Corylus avellana</i> 'Contorta'	Medium
Honeysuckle	<i>Lonicera</i> spp.	Medium
Hydrangea	<i>Hydrangea</i> spp.	Medium
Purple-leaf Sand Cherry/Cistena Plum	<i>Prunus x cistena</i>	Medium
Quince	<i>Chaenomeles</i> spp.	Low
Rabbitbrush	<i>Chrysothamnus nauseosus</i>	Very Low
Spirea	<i>Spiraea</i> spp.	Medium
Spreading Cotoneaster	<i>Cotoneaster divaricatus</i>	Low
Three-Leaf Sumac	<i>Rhus trilobata</i>	Very Low to Low
Weigela	<i>Weigela florida</i> cvs.	Medium
Western Sand Cherry	<i>Prunus besseyi</i>	Low
Willow	<i>Salix</i> spp.	Medium
Deciduous Shrubs, Large		
Alternate-Leaf Butterfly Bush	<i>Buddleia/Buddleja alternifolia</i> 'Argentea'	Low
Althea/Rose-of-Sharon	<i>Hibiscus syriacus</i>	Medium
American Elderberry	<i>Sambucus canadensis/nigra</i>	Medium
Buckthorn	<i>Rhamnus frangula</i> cvs.	Low
Burning Bush	<i>Euonymus alatus</i>	Medium
Cheyenne Privet	<i>Ligustrum vulgare</i> 'Cheyenne'	Low
Dogwood	<i>Cornus</i> spp. & cvs.	Medium
Forsythia	<i>Forsythia hybrids</i>	Medium
Fragrant Sumac	<i>Rhus aromatica</i>	Very Low to Low
Gambel Oak	<i>Quercus gambelii</i>	Very Low
Honeysuckle	<i>Lonicera</i> spp.	Low
Lilac	<i>Syringa</i> spp. & hybrids	Low
Mockorange	<i>Philadelphus</i> spp.	Low to Medium

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

COMMON NAME	SCIENTIFIC NAME	WATER USE
Nanking Cherry	<i>Prunus tomentosa</i>	Low
New Mexico Privet	<i>Forestiera neomexicana</i>	Low
Ninebark	<i>Physocarpus opulifolius</i>	Low
Peking/Hedge Cotoneaster	<i>Cotoneaster lucidus/acuteifolius</i>	Low
Serviceberry	<i>Amelanchier spp.</i>	Low
Siberian Peashrub	<i>Caragana arborescens</i>	Low
Smokebush	<i>Cotinus coggygria</i>	Medium
Sumac	<i>Rhus spp.</i>	Low
Viburnum	<i>Viburnum spp.</i>	Medium-Low
Wavy-Leaf Oak	<i>Quercus x undulata/pauciloba</i>	Medium
Willow	<i>Salix spp.</i>	Medium to High
Roses		
Vines		
Clematis	<i>Clematis spp.</i>	Medium
Climbing Honeysuckle	<i>Lonicera spp.</i>	Medium
Englemann & Boston Ivy	<i>Parthenocissus spp.</i>	Low to Medium
English Ivy	<i>Hedera helix</i>	Medium
Silver Lace Vine	<i>Polygonum aubertii</i>	Low
Trumpet Vine	<i>Campsis spp.</i>	Low
Perennials		
Agastache/Hyssop	<i>Agastache cvs.</i>	Low
Bellflower/Bluebells	<i>Campanula spp.</i>	Medium
Black-eyed Susan	<i>Rudbeckia fulgida cvs.</i>	Low to Medium
Blanket Flower	<i>Gaillardia cvs. & var.</i>	Low
Catmint	<i>Nepeta spp.</i>	Low
Columbine	<i>Aquilegia spp.</i>	Low to Medium
Coneflower	<i>Echinacea spp.</i>	Low
Coralbells/Alumroot	<i>Heuchera spp.</i>	Medium
Coreopsis/Tickseed	<i>Coreopsis spp.</i>	Low
Daylily	<i>Hemerocallis spp. & hybrids</i>	Low
Dianthus/Pinks	<i>Dianthus spp.</i>	Medium
Geranium/Cranesbill	<i>Geranium spp.</i>	Medium
Iris	<i>Iris spp. & hybrids</i>	Low to Medium
Penstemon/Beard Tongue	<i>Penstemon spp.</i>	Low
Peony	<i>Paeonia hybrids</i>	Medium
Salvia/Sage	<i>Salvia spp.</i>	Low
Shasta Daisy	<i>Leucanthemum x superbum cvs.</i>	Medium
Yarrow	<i>Achillea spp.</i>	Low
Groundcovers		
Creeping Phlox	<i>Phlox subulata</i>	Low
Creeping Potentilla	<i>Potentilla neumanniana</i>	Low
Hardy Gazania	<i>Gazania cvs.</i>	Low
Ice Plant	<i>Delosperma spp.</i>	Low
Plumbago/Leadwort	<i>Ceratostigma plumbaginoides</i>	Low
Poppy Mallow/Winecups	<i>Callirhoe involucrata</i>	Low
Sedum/Stonecrop	<i>Sedum spurium cvs.</i>	Low
Snow-in-Summer	<i>Cerastium tomentosum</i>	Low
Soapwort	<i>Saponaria ocymoides</i>	Low
Sweet Woodruff	<i>Galium odoratum</i>	Low
Thyme	<i>Thymus spp.</i>	Low

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

COMMON NAME	SCIENTIFIC NAME	WATER USE
Veronica/Speedwell	<i>Veronica</i> spp. & cvs.	Low
Vinca/Periwinkle	<i>Vinca minor</i> cvs.	Low
Fruits & Berries		
Apple	<i>Malus</i> hybrids	Medium
Apricot	<i>Prunus armeniaca</i>	Low
Bush Cherry - see Nanking Cherry & Western Sand Cherry		
Cherry	<i>Prunus</i> spp.	Medium
Currant & Gooseberry	<i>Ribes</i> spp.	Low
Grape	<i>Vitis labrusca</i> cvs.	Medium
Peach	<i>Prunus persica</i> cvs.	Medium
Pear	<i>Pyrus communis</i> cvs.	Medium
Plum	<i>Prunus</i> spp.	Medium
Raspberry	<i>Rubus idaeus</i> cvs.	Medium
Strawberry	<i>Fragaria x ananassa</i> cvs.	Medium
Ornamental Grasses		
Blue Avena/Blue Oat Grass	<i>Helictotrichon sempervirens</i>	Low
Blue Fescue	<i>Festuca glauca</i> cvs.	Low
Feather Reed Grass	<i>Calamagrostis x acutiflora</i> cvs.	Low
Fountain Grass	<i>Pennisetum alopecuroides</i> cvs.	Low to Medium
Indian Grass	<i>Sorghastrum nutans</i> cvs.	Low
Little Bluestem	<i>Schizachyrium scoparium</i>	Low
Miscanthus/Maiden Grass	<i>Miscanthus sinensis</i> cvs.	Medium
Ravenna/Plume Grass	<i>Saccharum/Erianthus ravennae</i>	Medium
Ornamental Grasses, Water Plants		
Cattail	<i>Typha</i> spp.	
Japanese Iris	<i>Iris ensata</i>	
Lotus	<i>Nelumbo nucifera</i>	
Water Lily	<i>Nymphaea</i> hybrids	

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

Low to Medium Water Demand

COMMON NAME	SCIENTIFIC NAME	WATER USE
Evergreen Trees		
Bosnian Pine	<i>Pinus heldreichii</i> var. <i>leucodermis</i>	Low
Bristlecone Pine	<i>Pinus aristata</i>	Low
Limber Pine	<i>Pinus flexilis</i>	Low
Ponderosa Pine	<i>Pinus ponderosa</i>	Low
Austrian Pine	<i>Pinus nigra</i>	Low to Medium
Southwestern White Pine	<i>Pinus strobiformis</i>	Low to Medium
Pinyon Pine	<i>Pinus edulis</i>	Very Low
Specialty Conifers		
Dwarf Austrian Pine	<i>Pinus nigra</i> cvs.	Low
Dwarf Scotch Pine	<i>Pinus sylvestris</i> cvs.	Low
Tanyosho Pine	<i>Pinus densiflora</i> 'Umbraculifera'	Low
Dwarf Mugo Pine	<i>Pinus mugo</i> cvs. and var.	Low to Medium
Junipers, Spreading		
Blue Star Juniper	<i>Juniperus squamata</i> 'Blue Star'	Low
Chinese Juniper	<i>Juniperus chinensis</i> /x <i>media</i> cvs.	Low
Common Juniper	<i>Juniperus communis</i> cvs.	Low
Creeping Juniper	<i>Juniperus horizontalis</i> cvs.	Low
Greenmound Juniper	<i>Juniperus procumbens</i> 'Greenmound'	Low
Savin Juniper	<i>Juniperus sabina</i> cvs.	Low
Junipers, Upright		
Chinese Juniper	<i>Juniperus chinensis</i> cvs.	Low
Eastern Red Cedar	<i>Juniperus virginiana</i> cvs.	Low
Rocky Mountain Juniper	<i>Juniperus scopulorum</i> cvs.	Low
One-seed Juniper	<i>Juniperus monosperma</i>	Very Low
Broadleaved Evergreens		
Manzanita	<i>Arctostaphylos</i> spp.	Low
Mountain Mahogany	<i>Cercocarpus</i> spp.	Very Low
Yucca	<i>Yucca</i> spp.	Very Low to Low
Deciduous Trees, Shade Trees		
Hackberry	<i>Celtis occidentalis</i>	Low
Kentucky Coffeetree	<i>Gymnocladus dioica</i>	Low
Thornless Honeylocust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Low
Western Catalpa	<i>Catalpa speciosa</i>	Low
Boxelder	<i>Acer negundo</i>	Low to Medium
Oak	<i>Quercus</i> spp.	Low to Medium
Ornamental Trees		
Canada Red Chokecherry	<i>Prunus virginiana</i> 'Shubert'	Low
Goldenrain Tree	<i>Koeleruteria paniculata</i>	Low
Hawthorn	<i>Crataegus</i> spp.	Low
Japanese Tree Lilac	<i>Syringa reticulata</i>	Low
Turkish Filbert	<i>Corylus colurna</i>	Low
Maple	<i>Acer</i> spp.	Low to High
Serviceberry	<i>Amelanchier</i> spp. & hybrids	Low to Medium
Deciduous Shrubs, Small		
Alpine Currant	<i>Ribes alpinum</i>	Low
Blue Mist Spirea/Bluebeard	<i>Caryopteris x clandonensis</i>	Low

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

Low to Medium Water Demand

COMMON NAME	SCIENTIFIC NAME	WATER USE
Coralberry Snowberry	<i>Symphoricarpos</i> spp.	Low
Creeping Western Sand Cherry	<i>Prunus besseyi</i> 'Pawnee Buttes'	Low
Dwarf Honeysuckle	<i>Lonicera xylosteoides</i>	Low
Gro-Low Sumac	<i>Rhus aromatica</i> 'Gro-Low'	Low
Japanese Barberry	<i>Berberis thunbergii</i> spp.	Low
Littleleaf Mockorange	<i>Philadelphus microphyllus</i>	Low
Lodense Privet	<i>Ligustrum vulgare</i> 'Lodense'	Low
Potentilla/Cinquefoil	<i>Potentilla fruticosa</i> cvs.	Low
Pygmy Peashrub	<i>Caragana pygmaea</i>	Low
Rock Spirea	<i>Holodiscus dumosus</i>	Low
Cotoneaster	<i>Cotoneaster</i> spp.	Low to Medium
Dwarf Russian Almond	<i>Prunus tenella</i>	Low to Medium
Leadplant	<i>Amorpha canescens</i>	Very Low
Littleleaf Mountain Mahogany	<i>Cercocarpus intricatus</i>	Very Low
Russian Sage	<i>Perovskia atriplicifolia</i>	Very Low
Sage/Artemisia	<i>Artemisia</i> spp.	Very Low
Deciduous Shrubs, Medium		
Barberry	<i>Berberis</i> spp.	Low
Boulder Raspberry	<i>Rubus deliciosus</i>	Low
Broom	<i>Cytisus</i> spp.	Low
Dwarf Lilac	<i>Syringa</i> spp.	Low
Dwarf Ninebark	<i>Physocarpus opulifolius</i> cvs.	Low
Ephedra	<i>Ephedra</i> spp.	Low
Quince	<i>Chaenomeles</i> spp.	Low
Spreading Cotoneaster	<i>Cotoneaster divaricatus</i>	Low
Western Sand Cherry	<i>Prunus besseyi</i>	Low
Chokeberry	<i>Aronia</i> spp.	Low to Medium
Apache Plume	<i>Fallugia paradoxa</i>	Very Low
Fernbush	<i>Chamaebatiaria millifolium</i>	Very Low
Rabbitbrush	<i>Chrysothamnus nauseosus</i>	Very Low
Three-Leaf Sumac	<i>Rhus trilobata</i>	Very Low to Low
Deciduous Shrubs, Large		
Alternate-Leaf Butterfly Bush	<i>Buddleia/Buddleja alternifolia</i> 'Argentea'	Low
Buckthorn	<i>Rhamnus frangula</i> cvs.	Low
Cheyenne Privet	<i>Ligustrum vulgare</i> 'Cheyenne'	Low
Honeysuckle	<i>Lonicera</i> spp.	Low
Lilac	<i>Syringa</i> spp. & hybrids	Low
Nanking Cherry	<i>Prunus tomentosa</i>	Low
New Mexico Privet	<i>Forestiera neomexicana</i>	Low
Ninebark	<i>Physocarpus opulifolius</i>	Low
Peking/Hedge Cotoneaster	<i>Cotoneaster lucidus/acutifolius</i>	Low
Serviceberry	<i>Amelanchier</i> spp.	Low
Siberian Peashrub	<i>Caragana arborescens</i>	Low
Sumac	<i>Rhus</i> spp.	Low

Firestone Parks Design Criteria Manual

Attachment 6

Approved Plant List

Low to Medium Water Demand

COMMON NAME	SCIENTIFIC NAME	WATER USE
Mockorange	<i>Philadelphus</i> spp.	Low to Medium
Viburnum	<i>Viburnum</i> spp.	Medium-Low
Gambel Oak	<i>Quercus gambelii</i>	Very Low
Fragrant Sumac	<i>Rhus aromatica</i>	Very Low to Low
Vines		
Silver Lace Vine	<i>Polygonum aubertii</i>	Low
Trumpet Vine	<i>Campsis</i> spp.	Low
Englemann & Boston Ivy	<i>Parthenocissus</i> spp.	Low to Medium
Perennials		
Agastache/Hyssop	<i>Agastache</i> cvs.	Low
Blanket Flower	<i>Gaillardia</i> cvs. & var.	Low
Catmint	<i>Nepeta</i> spp.	Low
Coneflower	<i>Echinacea</i> spp.	Low
Coreopsis/Tickseed	<i>Coreopsis</i> spp.	Low
Daylily	<i>Hemerocallis</i> spp. & hybrids	Low
Penstemon/Beard Tongue	<i>Penstemon</i> spp.	Low
Salvia/Sage	<i>Salvia</i> spp.	Low
Yarrow	<i>Achillea</i> spp.	Low
Black-eyed Susan	<i>Rudbeckia fulgida</i> cvs.	Low to Medium
Columbine	<i>Aquilegia</i> spp.	Low to Medium
Iris	<i>Iris</i> spp. & hybrids	Low to Medium
Coralbells/Alumroot	<i>Heuchera</i> spp.	Medium
Groundcovers		
Sedum/Stonecrop	<i>Sedum spurium</i> cvs.	Low
Creeping Phlox	<i>Phlox subulata</i>	Low
Creeping Potentilla	<i>Potentilla neumanniana</i>	Low
Hardy Gazania	<i>Gazania</i> cvs.	Low
Ice Plant	<i>Delosperma</i> spp.	Low
Plumbago/Leadwort	<i>Ceratostigma plumbaginoides</i>	Low
Poppy Mallow/Winecups	<i>Callirhoe involucrata</i>	Low
Snow-in-Summer	<i>Cerastium tomentosum</i>	Low
Soapwort	<i>Saponaria ocymoides</i>	Low
Sweet Woodruff	<i>Galium odoratum</i>	Low
Thyme	<i>Thymus</i> spp.	Low
Veronica/Speedwell	<i>Veronica</i> spp. & cvs.	Low
Vinca/Periwinkle	<i>Vinca minor</i> cvs.	Low
Fruits & Berries		
Apricot	<i>Prunus armeniaca</i>	Low
Currant & Gooseberry	<i>Ribes</i> spp.	Low
Bush Cherry - see Nanking Cherry & Western Sand Cherry		
Ornamental Grasses		
Blue Avena/Blue Oat Grass	<i>Helictotrichon semperviensis</i>	Low
Blue Fescue	<i>Festuca glauca</i> cvs.	Low
Feather Reed Grass	<i>Calamagrostis x acutiflora</i> cvs.	Low
Indian Grass	<i>Sorghastrum nutans</i> cvs.	Low
Little Bluestem	<i>Schizachyrium scoparium</i>	Low
Fountain Grass	<i>Pennisetum alopecuroides</i> cvs.	Low to Medium

Attachment 7

Firestone Parks Design Criteria Manual
Attachment 7
Park Facilities List

General Description	Manufacturer	Product No.	Color	Notes
Basketball Court Stripping Paint				
Basketball, Pole, Backboard, Net				
BBQ Grill Stand				
Bench (no back)				
Bench (with back)	Webcoat	B6WBCLASSIC	Seat & Back Green, Frame Almond	
Climbing Animals				
Climbing Rock				
Dog Waste Bag Dispenser				
Dog Waste Bag Bags				
Drinking Fountain (with dog fountain)		410-18 SM	Dark Green	
Fencing, 2 Rail Vinly			White	
Fencing, 5 Foot Privacy				
Fencing, Dog Park				
Light (along walks), Downcast				
Light (on shelter), Downcast				
Light (on shelter), Bollard				
Park Sign, Main	TBD	TBD	TBD	
Parking Lot Striping Paint				
Playground Equipment, Tot				
Playground Equipment				
Restroom (without sewer)				
Restroom (with sewer)				
Shelter, Picnic Small			Green Roof, Brown Posts	
Shelter, Picnic Medium				
Shelter, Picnic Large 24'	RCP Shelters	AS-HEX24-06-PC	Roof Evergreen, Frame Brown	
Shelter, Shade Structure Mesh				
Softball Field Backstop Fencing				
Swing Set (for tots)				
Swing Set (larger children)				
Tables, Picnic	Webcoat	T8RC	Green Top & Seat, Almond Frame	
Tennis Court Assembly				
Tennis Court Fencing				
Tennis Court Posts and Net				
Tennis Court Posts Surfacing				
Trash Can Receptacle	Webcoat	TR32	Green	
Trash Can Dome	Webcoat	DOM32	Beige	
Trash Can Liner	Webcoat	LINER32	Gray	
Trash Can Assembly	Webcoat	TRING-32	Black	

Attachment 8

Firestone Parks Design Criteria Manual
Attachment 8
Standard Landscape Notes and Details

1. Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include proper pruning, mowing of lawns, weeding, removal of letter and the regular watering of all plantings. Should any plant material die, the owner, successor, or assigns shall be responsible for the replacement of the plan(s) within one planting season.
2. All shrub beds and bluegrass sod areas to be watered by an automatic underground irrigation system. Seeded areas to be temporarily irrigated until established.
3. Automatic sprinkler systems shall include in the installation a rain or humidity sensor that will override the irrigation cycle of the sprinkler system when rainfall has occurred in an amount sufficient to negate the need for irrigation at the scheduled time.
4. Irrigation booster pumps are prohibited.
5. Irrigation controller shall be as specified by the Public Works Director.
6. A separate irrigation zone/line shall be established for trees and shrubs, with the intent to ensure continued proper irrigation for trees and shrubs in the event of watering restrictions for other materials such as sod.
7. All shrub beds will be mulched with organic mulch to a minimum depth of 4-inches and will have no geo-textile fabric underlayment.
8. All planting beds shall be edged with steel edging, a minimum of 4-inches wide and 1/8 inch thick.
9. Soil in landscape areas containing plant material shall be amended with organic matter. Soil amendment shall be disked or tilled into the soil to a depth of 8-inches. See the soils and vegetation report on file at the Town for recommended soil amendment amount and fertilizer type.
10. Bluegrass sod shall be a mix of at least three types of bluegrass of which at least two types must be drought tolerant.
11. Native seed shall be the Low Grow Mix from Arkansas Valley:

Grass	%
Crested Wheatgrass	29.63
Perennial Ryegrass	24.43
Blue Fescue	19.57
Canada Bluegrass	14.68
Chewings Fescue	9.88

Firestone Parks Design Criteria Manual
Attachment 8
Standard Landscape Notes and Details

12. Timely mowing operations are required for weed control during seed establishment.
13. Weed control in all landscaped areas, including shrub beds and areas of sod or native seed, is required. The H.O.A. shall be responsible for weed control in all H.O.A. maintained landscape areas.
14. Plant materials shall be furnished in the quantities shown on the landscape plans. In the case of discrepancy between the plan(s) and the plant schedule, the plan shall dictate.
15. All trees, shrubs or other balled and burlapped plant materials shall have all wire, twine, burlap or other containment material removed from the trunk and root ball of the plant prior to planting.
16. Final trail alignments shall be approved by the Town Planner and Public Works Director in the field and in writing prior to construction.
17. Areas of Sod: _____ s.f.
Areas of Native Seed: _____ s.f.
Areas of Shrub Beds: _____ s.f.
18. All new landscape and irrigation shall be under warranty for a period of (1) one year. The warranty period shall commence once all punch list items are satisfactory completed and a letter of final completion is provided from the Owner's representative. All landscape and irrigation maintenance shall be the responsibility of the Contractor until which time final completion is approved in writing.
19. No substitutions without written approval from the Architect and Town will be allowed. The following material submittals are required for approval: Wood mulch, filter fabric, cobble mulch, soil amendment, planters mixture, tree straps and wires, and cut sheets for fertilizer, edger, etc...(see landscape specifications).
20. Provide (3") three inch depth fir fiber wood mulch without filter fabric at all perennials, ornamental grasses and tree rings. Re-mulch due to settlement.
21. Install (3") three inch depth fir fiber wood mulch over filter fabric in all shrub bed as shown on the plans. Hand place cobbles flat and key in with 3/8 inch diameter washed pea gravel.
22. In turf areas, deciduous tree rings shall be (4") four inch diameter with steel edger. Evergreen tree rings shall extend to the drip line and include steel edger.

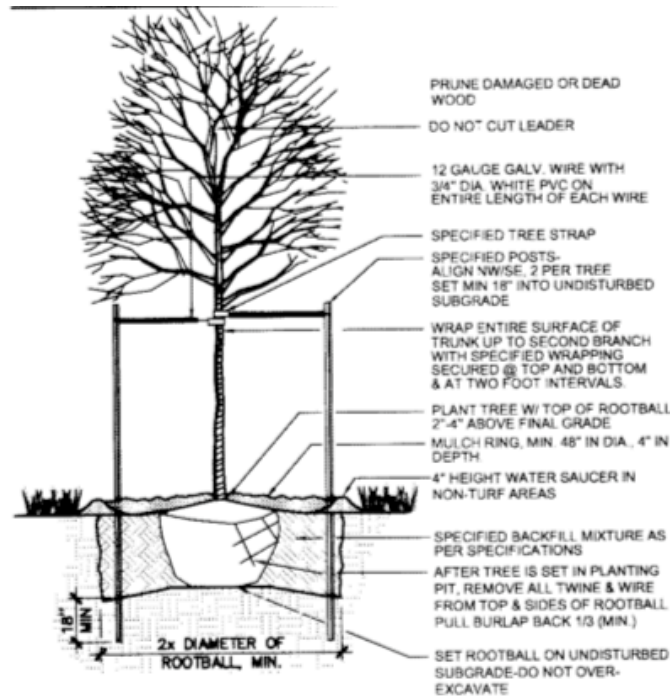
Firestone Parks Design Criteria Manual
Attachment 8
Standard Landscape Notes and Details

23. All new landscape areas shall be amended with a minimum of (4) four cubic yard per 1000 square feet specified amendment. Thoroughly incorporate into the top (6") six inches minimum.
24. Perennial beds and the garden area shall include (6") six inch depth planter's mixture topsoil.
25. All shrub beds and maintenance strip areas shall be edged with steel edging
26. The finish grade for all sod areas shall be raked absolutely smooth prior to laying sod. All sod areas shall be inspected by the landscape architect prior to laying sod.
27. Plan material and bed locations to be staked by the Landscape Contractor for review by the Owner's Representative. All adjustments shall be made by the Contractor. The Contractor shall not dig plant pits until locations are approved.
28. Rough grading to plus or minus (1") one inch (one tenth of a foot) by General Contractor. Landscape Contractor to provide finish grading in all landscape areas. Landscape Contractor to provide finish grading in all landscape areas. Landscape Contractor to approve rough grades prior to mobilization. Mobilization on the part of the Landscape Contractor will indicate that rough grading is acceptable to the Landscape Contractor, and therefore make him responsible for providing all finished grades to meet the civil grading plans.
29. Filter fabric shall be typar 315. Overlap seams a minimum of (18") eighteen inches. Pin fabric regularly all thoroughly along all pavement and shrub bed edges to avoid creep. Cut holes tight at base of shrubs.
30. Notify architect in order to tag trees at the nursery. Shrubs will be inspected on-site. Landscape plant materials may be rejected at any time due to issues of quality.
31. If discrepancies between planting counts and planting symbols exist, all drawn 'graphic' quantities shall prevail.

Firestone Parks Design Criteria Manual

Attachment 8

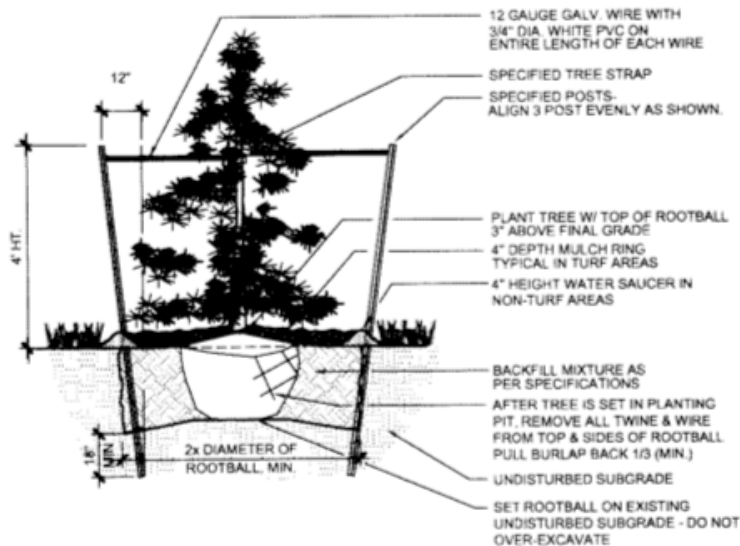
Standard Landscape Notes and Details



1
L6

DECIDUOUS TREE PLANTING

NOT TO SCALE



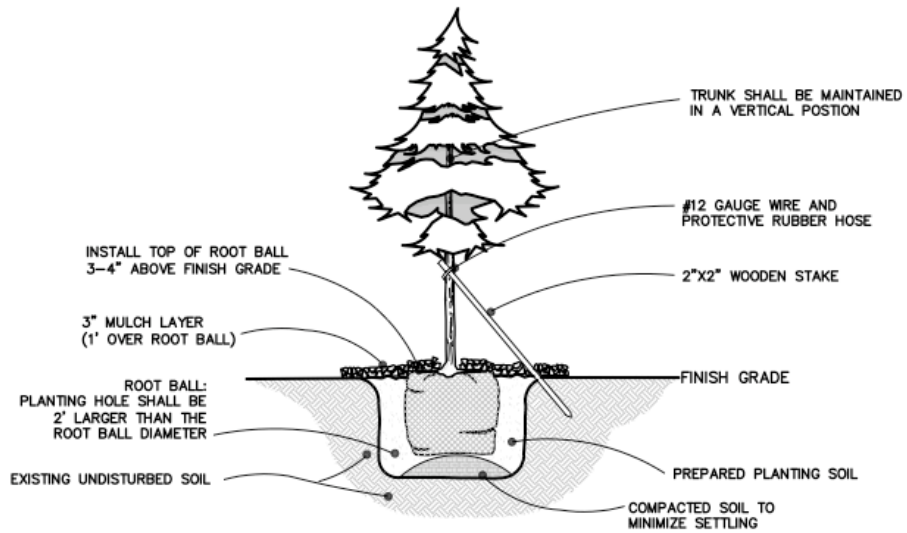
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2
L6

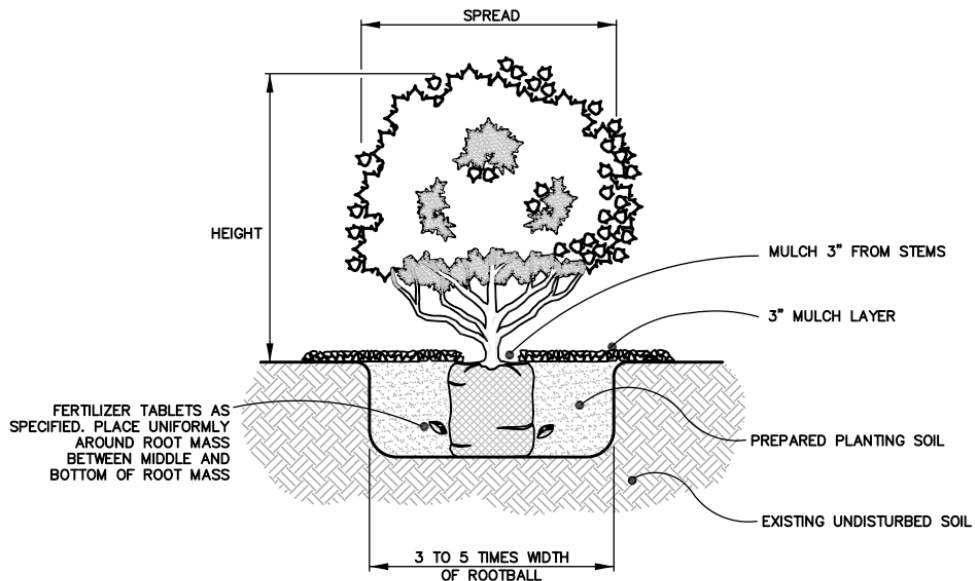
EVERGREEN TREE PLANTING

NOT TO SCALE

Firestone Parks Design Criteria Manual
Attachment 8
Standard Landscape Notes and Details



PINE TREE PLANTING DETAIL

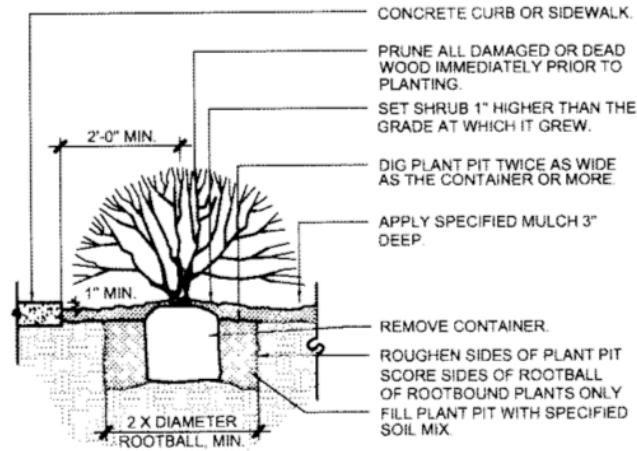


SHRUB & GROUNDCOVER PLANTING DETAIL

Firestone Parks Design Criteria Manual

Attachment 8

Standard Landscape Notes and Details

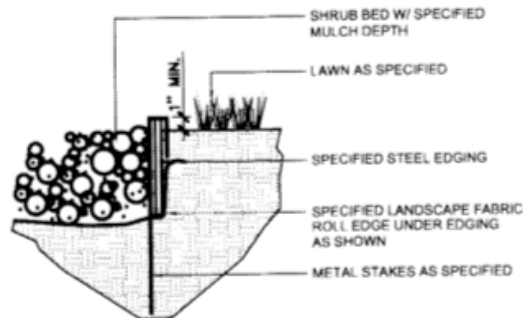


NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED.
REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

3 SHRUB PLANTING

L6 NOT TO SCALE



- NOTES:**
- 1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - 2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 - 3) ALL JOINTS TO BE SECURELY STAKED.
 - 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

4 STEEL EDGER

L6 NOT TO SCALE

Attachment 9

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.0 Preliminary Development Plan

All PDP applicants shall provide the following submittal requirements. It is the intent of the submittal requirements for the PDP to provide the Town with sufficient information to adequately evaluate the plan, and not create excessive or repetitive submittal demands on the Applicant. For planning related submittal requirements, the Town Planner has the right to waive any of the submittal requirements, stated herein, if in the Planner's determination such requirement is not necessary to evaluate the intent, purpose or impact of the proposed development. The same authority is established for the Town Engineer for engineering related submittal requirements. Subdivision Preliminary Plat review shall, if necessary or appropriate, as determined by the Town Planner, be carried out simultaneously with the PDP review. The Preliminary Plat shall be, if necessary or appropriate as determined by the Town Engineer, processed concurrently with Preliminary Utility Plans.

The PDP can be processed jointly with an FDP, however, it is generally not recommended for Applicants to do so, as the level of detail associated with an FDP and Final Utility Plans is significantly greater than that of a PDP, Preliminary Plat and Preliminary Utility Plans. Approval by the Town of these preliminary documents assists the Applicant in understanding the Town's preliminary position on the development, prior to the effort associated with final documents.

8.1 Pre-Application Submittal Conference

A pre-application submittal conference shall be held pursuant to Section 2.2.

8.2 Application Notebook

The following materials shall be submitted in an application notebook as specified in Section 2.10 (I).

8.2.1 Table of Contents

A table of contents shall be provided as the first sheet in the notebook. To the extent possible, these documents noted below shall also be provided in electronic format as noted in Chapter 2.

8.2.2 Development Application

A Development Application Form (Exhibit H) shall be submitted pursuant to Section 2.5. The Development Application has a signature block that notes the applicant has read pertinent sections of these Development Regulations.

8.2.3 Development Cost Agreement

A Cost Agreement and Funds Deposit Agreement shall accompany the development application. An original copy with these agreements shall be provided with the First Submittal (the First Submittal is as described below) in a separate envelope labeled Cost Agreement and Funds Deposit Agreement Attention Finance Department. These agreements are described in Section 2.4 and the standard format for these documents is shown in Exhibit G. An original copy of these agreements shall be provided to the Applicant by Town staff soon after the pre-application conference. The costs associated with the Funds Deposit Agreement are subject to change by the Town Manager.

8.2.4 Vicinity Map

A vicinity map shall be prepared at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

limits of the Town of Firestone. The map shall be prepared on an 8.5-inch by 11-inch sheet of paper.

8.2.5 Title Commitment

The Applicant shall submit a current Title Commitment for the Property, dated no later than one month prior to the application date. The applicant shall provide endorsements updating the effective date as requested by the Town.

8.2.6 Legal Description

An overall legal description of the perimeter of the PDP is required. In addition, separate legal descriptions are required for each proposed land use category included in the PDP. The total acreage should be identified. All legal descriptions shall be metes and bounds unless the property has been previously platted in the Town and the Town Engineer approves a different legal description. A computer version of the legal description (Word document) on CD is also required to be submitted by the Applicant. The Applicant shall provide lot closures for all legal descriptions.

8.2.7 Tax Certificate

The Applicant shall submit a current Weld County Tax Certificate for the subject Property.

8.2.8 Special District Inclusion and Utility Provider Certifications

A letter from all special districts intended to serve the property is required to be submitted by the Applicant stating the property is already within such district or is within the district's service area. It is the responsibility of the Applicant to request such letters from the district. The Town may require inclusion into certain special districts before development processing can conclude. In addition, a letter from all utility providers intended to serve the property is required to be submitted by the Applicant stating the utility provider's agreement that property is eligible for service. The submittal at FDP should include any additional or updated letter received from utility provide since the PDP submittal. The Town may request additional evidence that adequate provisions have been made for reliable and adequate utility service for the proposed subdivision or development.

8.2.9 Water Rights Questionnaire

A completed Water Rights Questionnaire (Exhibit L) must accompany the development application.

8.2.10 Environmental Assessment

Unless waived by the Town Engineer, a Phase I environmental assessment shall be required. Report can be included in the notebook or as a separate document.

8.2.11 Traffic Impact Study

Unless waived by the Town Engineer, a Traffic Impact Study prepared pursuant to the requirements specified in Section 11.0 shall be required. The study can be included in the notebook or as a separate document.

8.2.12 Soils Report

Unless waived by the Town Engineer, a Soils Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.2.13 Drainage Report

Unless waived by the Town Engineer, a Drainage Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

8.2.14 Hydraulic Analysis Report

Unless waived by the Town Engineer a Hydraulic Analysis prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

8.2.15 Mine Subsidence Report

Unless waived by the Town Engineer, a Mine Subsidence Report shall only be required for applications that have been undermined.

8.2.16 Response Letter

For a second or third submittal (as described below) a letter shall be provide describing how each staff comment or Planning Commission recommended condition (if available) has been addressed.

8.3 PDP Cover and Text Sheets

The following information shall be prepared on sheets 24-inches by 36-inches in size and supplied at the beginning and in sequence with the PDP map sheets. This information shall be provided in the same order as noted below. An additional duplicate copy of such text shall also be provided in an 8.5x11-inch format (in a convertible electronic format on the required CD) in the application notebooks for review by Town staff, Planning Commission and the Town Board during the development review process.

8.3.1 Firestone Information Block

All PDP sheets shall have a Firestone Information block (located in the bottom right corner of each drawing sheet). For specifications on the Firestone Information Block, see Section 2.

8.3.2 Title Block

The following title information shall be clearly located on each page of the text sheets and at the top center of each drawing sheet:

Preliminary Development Plan
PROJECT OR DEVELOPMENT NAME
Phase or Filing No.
Town of Firestone
Weld County
State of Colorado
Sheet ____ of ____

8.3.3 Vicinity Map

A vicinity map shall to be added to the cover sheet of the PDP at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing limits of the Town of Firestone.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.3.4 Owner/Developers

The name, address, phone number, and email address of the owner(s) (and developer if different than the owner).

8.3.5 Technical Consultants

Names, addresses, phone numbers, and email addresses of technical planning, architectural and engineering consultants involved with the submittal of the PDP.

8.3.6 Legal Description

An overall legal description of the perimeter of the PDP is required. In addition, separate legal descriptions are required for each proposed land use category included in the PDP. The total acreage should be identified. All legal descriptions shall be metes and bounds unless the property has been previously platted in the Town and the Town Engineer approves a different legal description.

8.3.7 Project Concept

A statement of the character and development concept of the PDP and of how the PDP has been planned to incorporate the goals and objectives of the PUD district.

8.3.8 Land Use Table

A land use table that shows building coverage and gross building square footage for each building. The percentage of paved areas, park areas, and open space areas in relationship to the gross area of the PDP shall also be shown.

8.3.9 Environmental Impact Mitigation

A description of special treatment for any environmentally significant area, hazard or feature, including scenic corridors and archaeological sites.

8.3.10 Private Maintenance and Enforcement

Agreements, provisions, or covenants which are intended to govern the use, maintenance and continued protection of the PDP and any of its common areas and landscaped areas, including a statement of responsibility for park development, if applicable.

8.3.11 Parks, Trails and Open Space

A description of any public and private open space, greenbelts and trail areas and the maintenance responsibility for each.

8.3.12 Controls

A statement shall be included in the PDP that specifies how any common open space shown in the PDP will be developed and maintained. Copies of any agreements, conveyances, restrictions or covenants which will govern the use, maintenance, and continued protection of the PDP and any of its park, open space, common area, or joint ownership areas shall also be provided.

8.3.13 Drainage

A description of all drainage courses and planned improvements.

8.3.14 Utilities

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

A general description of all utility systems and improvements.

8.3.15 Water Dedication

Include the appropriate water dedication paragraph for the application pursuant to Exhibit Y.

8.3.16 Parking

The number of parking spaces for each land use and the total square footage of internal landscaping within each parking area. Internal landscaping includes all landscaping within and including adjacent buffer and setback areas.

8.3.17 Architecture

A description of architectural treatments for all building elevations and other site features.

8.3.18 Setbacks

All setbacks from roadways and/or property lines shall be specified.

8.3.19 Development Schedule

The approximate date on which construction of the project will begin, the stages in which the project will be built, the approximate date when the construction of each stage will begin, the approximate rate of development, the interim uses and treatment of areas waiting to be developed, the approximate dates when the development of each of the stages in the development will be completed and the area and location of common open space that will be provided at each stage of the development.

8.3.20 Sign Program

A general description of the signs to be used, indicating shape, size, material, color, location and text of all permitted signs.

8.3.21 Approval Block

Approval Blocks as follows:

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this

_____ day of _____, 20____ by Resolution No.
_____.

Mayor

ATTEST: Town Clerk

8.3.22 Acceptance Block and Notary

By signing this PDP, the owner acknowledges and accepts all of the requirements and intent set forth herein.

OWNER

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

STATE OF COLORADO)
)SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 2__, by
_____.

Witness my hand and official seal

Notary Public

My commission expires

8.4 PDP Map Sheets

The following information shall be supplied in drawing form. The size of the PDP drawings shall be 24 inches by 36 inches. The information may be oriented either horizontally or vertically provided north is oriented to the top of any map. The following 12 individual drawings are required. These plans shall be numbered sequentially and use the same “graphic architectural standards” throughout.

- A. Project Plan
- B. Site Plan
- C. Grading Plan
- D. Landscape Plan
- E. Fencing Plan
- F. Signage Plan
- G. Building Elevations
- H. Utility Plan
- I. Cross Sections

The following information shall be supplied with all the required drawings:

8.4.1 Firestone Information Block

All PDP sheets shall have a Firestone Information block (located in the bottom right corner of each drawing sheet). For specifications on the Firestone Information Block, see Section 2.

8.4.2 Title Block

The following information shall be clearly located on the top center of each sheet:

Preliminary Development Plan
PROJECT OR DEVELOPMENT NAME
Planned Unit Development
Town of Firestone
Weld County
State of Colorado
Sheet ____ of ____

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.4.3 Scale and North Arrow

The scale at which the drawings are drawn and a graphic representation and a symbol designating true North.

8.4.4 Dimensions

Where appropriate on all map sheets, general plan dimensions shall be shown.

8.4.5 Parcel Boundaries

Where appropriate, a description of all monuments, both found and set, which mark the boundaries of the parcel, including a description of two or more recorded monuments on record with Weld County, used in conducting the survey. Only one tie will be required for parcels containing two acres or less.

8.5 Project Plan

An overall plan of the project at whatever scale necessary to show the entire development on one 24-inch by 36-inch sheet.

8.5.1 Maintenance Table

A maintenance table shall be provided showing the ownership and maintenance responsibilities of each tract.

8.6 Site Plan

The Site Plan shall be drawn at one of the following scales: 1-inch = 50-feet, 1-inch = 40-feet, 1-inch = 30-feet or 1-inch = 20-feet, unless another scale is determined appropriate by the Town Planner. If the Site Plan map does not fit onto one sheet, at the noted scale, an additional overall map of the development shall be provided. This map will be a reduction of the plan so that it all fits onto a 24x36-inch sheet. If necessary, this sheet shall be the first sheet after the PDP text sheets. The following information shall be supplied on the Site Plan drawing:

8.6.1 Adjacent Properties

A list of contiguous property uses and subdivision names (and reception numbers if plats have been recorded).

8.6.2 Structures and Improvements

Approximate location of all existing or planned structures within the PDP and within one hundred fifty feet of its external boundary.

8.6.3 Roadways, Right-of-Ways and Easements

Specific location and dimensions of all existing and proposed roadways, alleys and access easements, other rights-of-way and other utility easements. Private drives shall be indicated as such. Existing and proposed points of ingress and egress shall be shown. Typical sections shall be included for all existing or planned roadways, showing applicable dimensions.

8.6.4 Paved Areas

Location and type of surfacing for streets, walkways, bikeways, parking lots and other paved areas.

8.6.5 Setbacks and Lot Lines

Location and dimension of lot lines and setback lines.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.6.6 Open Space Areas

Location and dimension of all open space areas and private greenbelts. For residential uses in a mixed-use sub-district, the location of any required park areas shall be shown. Areas identified as public parks should be noted as such.

8.6.7 Land Use

Existing land uses and/or subdivisions within 300-feet of the PDP boundary and the existing and proposed land uses and acreages within the PDP.

8.6.8 Trash Disposal Areas

Location, dimension, color, and construction materials for all trash disposal areas.

8.6.9 Mailboxes, Signs, Lighting and Advertising Devices

Location, height and size of existing and proposed freestanding mailboxes (including neighborhood mailboxes in residential areas), signs, exterior lighting and other advertising devices.

8.6.10 Utility Screening

Location and screening of all utilities, whether building or ground mounted.

8.6.11 Vegetation

Any existing forested areas and areas composed of unique vegetation to remain after construction.

8.6.12 Drainage Information

Designation of areas subject to the 100-Year Floodway and Flood Storage Area.

8.6.13 Cultural Impact Information

Designate sites of historic, archaeological, or paleontological significance, identified by the State Archaeologist or State Historical Society, which are on the proposed site of development. If necessary, this information must include an assessment of the mitigation measures or other proposals for preservation or identification of such sites, and the location of the areas.

8.7 Grading Plan

Unless otherwise approved by the Town Planner, the Grading Plan shall be at the same scale as the Site Plan. In addition to relevant information from the Site Plan, the following information shall be supplied on the Grading Plan drawing:

8.7.1 Existing Contours

Existing contours shall be shown in all directions from the external PDP boundary for a minimum distance of 50-feet

All off-site contour lines, which have been approved by the Town or the County, as appropriate, for all adjacent platted properties which have not been constructed, within the distances noted above, shall be shown and noted as such.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.7.2 Proposed Contours

Proposed contour lines shall be shown at 1-foot intervals, unless otherwise approved by the Town. In areas with extreme topographical relief, contour lines at intervals of 2-foot need only be exhibited in the vicinity of buildings or areas of significant grading, such as parking areas, as practical.

8.7.3 Drainage Information

Designation of areas subject to the 100-Year Floodway and Flood Storage Area. This information shall be provided by the Town Engineer. If this information is not available, a tentative flood plain will be defined by agreement between the Town Engineer and the owner/developer's engineer, according to generally accepted engineering standards, practices, and procedures of the Town of Firestone, Urban Drainage and Flood Control District, FEMA, and other pertinent regulatory agencies. Any PDP that includes any area subject to the 100-Year Flood shall generally show that adequate drainage is provided in order to reduce the exposure of flood hazards to the property, adjoining property and all public utilities including, sewer, gas, electrical and water.

All buildings shall be constructed in conformance with the provisions in the Town's Flood Plain Ordinance. The intent is to have buildings sustain only minimal, if any, damage should a flood occur.

8.7.4 Paved Areas

Location of streets, walkways, bikeways, parking lots and other paved areas.

8.8 Landscape Plan

Unless otherwise approved by the Town Planner, the Landscape Plan shall be at the same scale as the Site Plan. In addition to relevant information from the Site Plan, the following information shall be supplied on the Landscape Plan drawing:

8.8.1 Statement of Intent

A statement regarding the general intent of the landscape plan, including such subjects as screening, berming, shade, privacy, wind control, phasing, and solar access.

8.8.2 Paved Areas

Location of streets, walkways, bikeways, parking lots and other paved areas.

8.8.3 Structures

Approximate location of all existing or planned structures within the PDP, including park development features such as playground equipment for public and private park areas.

8.8.4 Location of Landscape Items

The landscape plan shall show the location of plant and architectural materials (including items such as lighting, signage and fencing that are not already described in the PDP). Typical landscape plans may be provided for typical residential dwelling units, if approved by the Town Planner. Landscape plans shall be provided for the rear yards (as may be appropriate, as determined by the Town Planner) and HOA owned areas that are along major abutting roadways.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.8.5 Material List

A general description of all the materials used in the landscape design shall be included.

8.8.6 Irrigation

Narrative notes regarding the method, design and layout of irrigation facilities for all landscape areas. All areas, including native turf areas, must be irrigated.

8.8.7 Phasing

A description of any landscape phasing plan.

8.9 Fencing Plan

Provide the following information relative to the preparation of the fencing plan.

8.9.1 Fencing Concept

Provide a specific text description of the fencing to be used, indicating shape, size, material, color, and location.

8.9.2 Fencing Plan

Provide an overall map show the location of fencing and indicate in a legend the development and construction responsibility of all areas

8.9.3 Fencing Elevations and Details

Provide fencing elevations and details.

8.10 Signage Plan

Provide the following information relative to the preparation of the signage plan on a specific plan sheet.

8.10.1 Signage Concept

Provide a general description of the concept for the signage used.

8.10.2 Signage Plan

Provide specific information relative to the signs to be used, indicating shape, size, material, color, location and text of all permitted signs.

8.10.3 Signage Details

Provide signage details at a specific scale.

8.11 Building Elevations

Elevations of all sides of all proposed structures and improvements shall be shown on the PDP map and labeled to show the direction of the view. Typical elevations may be submitted for single-family dwellings; however, specific drawings for all elevations of multi-family dwellings shall be submitted. A final architectural plan is not required by this section.

8.12 Utility Plan

For development applications that do not require a submittal of Final Utility Plans pursuant to Section 11.0, a map sheet shall be provided that shows all necessary public utilities and connections thereto necessary to serve the proposed development.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.13 Cross Sections

If the Town Planner determines the development is in uniquely close proximity to other buildings, residential areas or below the existing grade of surrounding areas, cross sections of the property, including adjoining properties, shall be submitted. The location of the cross sections, the distance the cross sections need to be from the external property boundary, and the information to be shown on the cross sections will be determined by the Town Planner. The cross sections shall show all outdoor storage areas and buildings. The vertical scale shall not exceed four times the horizontal scale.

8.14 First Submittal Requirements

The Applicant should submit five complete sets of the materials to the Planning Coordinator. The Planning Coordinator will distribute one copy each to the Town Engineer, the Town Planner, the Town Attorney, and Public Works for initial review. See Exhibit S for a summary of the items required. The Planning Coordinator will not distribute any application that is not accompanied by an executed Cost Agreement and Funds Deposit Agreement.

8.15 Application Review by Staff

Within 30 days, or as soon as reasonably possible after an Applicant has submitted a development application, Town Staff will review the application to determine if the application is complete. If it is not complete, Town Staff will inform the Applicant of those items that need to be submitted or resubmitted.

8.16 Application Substantially Complete

Once Town Staff determines that the application is substantially complete, Town Staff will inform the Applicant of that fact in writing.

8.17 Review Comments to Applicant

Once Town Staff determines that the application is substantially complete Town Staff will review the application and provide review comments to the Applicant.

8.18 Second Submittal Requirements

The Applicant shall address Town Staff review comments, as appropriate, and resubmit the number of copies as itemized in Exhibit S. A written response to each of staff's comments shall be provided. The Applicant shall return any redlined drawings, reports, etc. from the previous submittal.

8.19 Referral Mailings

It shall be the responsibility of the Applicant to provide copies of the application materials to referral agencies noted in Exhibit P. The referral mailing shall include a CD of the complete application and a copy of the Firestone Referral Mailing Cover Sheet as shown in Exhibit P. The referral contents and the Cover Sheet shall be placed in appropriately sized envelopes with the proper postage. Addresses for referral mailings are shown in Exhibit P. This address list has been formatted to be copied onto a 1-inch by 4-inch mailing label sheet. The box in front of the entity on a particular mailing shall be checked consistent with the label on the same envelope (e.g. Check City of Dacono on the Referral Mailing Cover Sheet that is placed within the envelopes being mailed to the City of Dacono). The Applicant shall provide to the Planning Coordinator a notarized mailing affidavit stating that the referral mailings have been completed, a list of all parties notified and the date on which they were mailed. These notices shall be

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

mailed at least fifteen (15) days prior to the Planning Commission meeting, not including the day of the meeting.

8.20 Processing Schedule

Once the Applicant has provided the Town with the Second Submittal, and Town Staff has found the Second Submittal to be substantially complete, Town Staff will prepare a processing schedule for the application. A copy of the schedule will be provided to the Applicant. If the application includes a subdivision request, the schedule shall provide that, after the second submittal is received and all referral and comment periods have been completed, the application shall be transmitted to the Planning Commission for action within 30 days thereafter, unless the applicant requests or consent to a longer period of time.

8.21 Neighborhood Meeting

A Neighborhood Meeting shall be held pursuant to Section 2.7.

8.22 Publications

The Town Clerk will publish proper notice of the Planning Commission and Town Board meeting on the development application.

8.23 Notification to Owners of Interest and to Mineral Estate Owners

A. Owners of Interest. The Applicant shall submit to the Town an Owners of Interest List as defined in these Regulations (e.g. surface owners, easement holders, and persons have other legal or equitable interests in the property). The list shall include the names and address of such owners. This list shall be obtained based on records from the County Assessor's office and the Clerk & Recorder's office, and any more recent address information as may be available in telephone or other general use directories. The list must be certified by the Applicant in writing as true and complete within one month prior to submitting the development application. The applicant shall prepare the notice to be sent to Owners of Interest. The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was or will be published by the Town for the hearing. This notice, along with a vicinity map, shall be mailed by the Applicant, via certified mail, return receipt requested to the Owners of Interest. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the persons and entities on the Owners of Interest List, and mail receipts shall be delivered to the town at or prior to the hearing. The original of all returned receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as "undeliverable" by the post office shall be grouped on a separate sheet(s). These notices shall be mailed at least 15 (15) days prior to the Planning Commission meeting, not including the day of the meeting.

B. Mineral Estate Owners. The Applicant shall be solely responsible for preparing and sending notice to Mineral Estate Owner(s) in the manner required by C.R.S. § 24-65.5-101 et seq., as amended from time to time, and for otherwise complying with the statute. The statute generally requires that notice of the initial public hearing be sent to the Mineral Estate Owner(s) not less than 30 days before the date scheduled for the hearing. The notice prepared by the Town for mailing to Owners of Interest and Surrounding Property Owners will not contain all of the information that must be included in the notice required by the statute to be sent to the Mineral Estate Owner(s). The Applicant therefore must prepare the proper notice and ensure it is mailed or delivered as required by law. Prior to opening the hearing, the Applicant shall in writing certify to the Town that the Applicant has provided notice to the Mineral Estate Owner(s)

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

as required by law. The certification shall be in a form acceptable to the Town and such certification shall be a condition of final approval of any application.

8.24 Notification to Surrounding Property Owners

The Applicant shall submit to the Town a Surrounding Property Owners List. The list shall include the names and address of such owners within 300-feet of the outside boundaries of the property subject to the development application. This list shall be based on records from the County Assessor's office and the County Clerk & Recorder's office, and must be certified by the Applicant as true and complete within one month prior to submitting this application. The applicant shall prepare the notice to be sent to Surrounding Property Owners. The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was or will be published by the Town for the hearing. This notice along with a vicinity map shall be mailed by the Applicant, via certified mail, return receipt requested to such Surrounding Property Owners. In addition, Notice shall be mailed in the same fashion to the Board of Directors of any owners association existing with respect to any adjoining property. The Town Planner may require the notice of such meeting (including the vicinity map) also be hand delivered to certain other entities. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the entities on the Surrounding Property Owners List and the date on which they have been mailed. The original of all returned receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as "undeliverable" by the post office shall be grouped on a separate sheet(s). These notices shall be mailed at least fifteen (15) days prior to the Planning Commission meeting, not including the day of the meeting.

8.25 Property Posting

Property Posting is required for zoning matters. At least fifteen (15) days prior to, but not including, the Planning Commission Public hearing date on the zoning matter the property shall be posted with notice of such meeting. The Planning Coordinator will prepare the signs. The Applicant can pick up the signs from the Planning Coordinator generally no sooner than 20 days prior to the meeting. The Applicant shall place the signs on the property (near the property boundary) facing all public roadways with a maximum of four signs. The Applicant shall be responsible for checking the signs each day of the posting period and keeping an accurate log. If a sign has been moved, destroyed, or fallen, the sign must be replaced by the Applicant within forty-eight (48) hours. Within 10 days after final Town action on the application, the Applicant shall remove the posted signs and return any Town signs to the Town. Property posting is not required where an annexation or zoning exclusively involves public right-of-way only.

8.26 Posting Log

The sign posting log shall be provided to the Planning Commission at the Public Hearing. If the Posting Log is not provided, the meeting may be vacated or continued. The property posting log form is shown in Exhibit Q.

8.27 Staff Report for the Planning Commission

By no later than the Friday prior to the Planning Commission meeting, Town Staff will complete a Staff Report. A copy of such report will be transmitted to the Applicant.

8.28 Preparation for Planning Commission

The Monday prior to Planning Commission Public Hearing, the Applicant shall contact the Town Planner to discuss the Applicant's presentation materials and exhibits. The Town Planner may

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

request that this conversation be at a meeting. The Town Planner will confirm that the Applicant will bring to the hearing the necessary graphic exhibits of the Application and other materials to assist the Planning Commission and the general public in clearly understanding the proposal in the limited time of the public hearing. Such graphic exhibits shall be of a size and color scheme to be easily discernable by the audiences. Also, an additional exhibit may be required so that it can be shown to the general public. If the Planner determines that the Applicant is unprepared for the presentation, then the Town Planner can inform the Town Manager of such fact and the Town Manager may require that the Public Hearing be VACATED until such necessary information is prepared.

8.29 Planning Commission Meeting

Within 30 days, or as soon as reasonably possible, after the Town receives a complete application, the Planning Commission shall hold public hearing on the Preliminary Development Plan. Upon completion of the hearing, the Planning Commission shall, after commission deliberation, vote on the matter. Any motion should briefly state the findings of fact and conclusions of the Planning Commission with reference to the relevant and material evidence and testimony supporting such findings of fact and conclusions. The Planning Commission may vote to either recommend approval, approval with conditions, or denial of the application. As an alternative to taking action on the application at that meeting, the Planning Commission may act in accordance with the following upon vote of the majority of the members present:

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Planning Commission at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or
- D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Planning Commission, by which time the record and all evidence can be reviewed. At that time the Planning Commission can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

8.30 Third Submittal Materials

After the Planning Commission meeting and prior to the Town Board meeting the Applicant shall provide the Planning Coordinator with additional copies of submittal items shown in Exhibit S. Prior to this submittal of these documents, the Applicant may desire to modify the application as recommended by the Planning Commission. The documents will need to be provided to the Town pursuant to the schedule prepared by the Town.

8.31 Publications

Town Staff will publish proper notice of the Town Board meeting and public hearing.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.32 Notification to Owners of Interest and to Mineral Estate Owners

The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was or will be published for the hearing. This notice along with a vicinity map shall be mailed by the Applicant, via regular mail to the Owners of Interest. The Applicant shall also prepare and mail or deliver a notice of the meeting to Mineral Estate Owners in the manner required by C.R.S. § 24-65.5-101, et seq., as amended from time to time. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the entities on the Owners of Interest List and have been mailed or delivered to the entities on the Mineral Estate Owners List, and mail receipts and delivery receipts shall be delivered to the town at or prior to the hearing. The original of all returned receipts and delivery receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as “undeliverable” by the post office shall be grouped on a separate sheet(s). These notices shall be mailed or delivered at least fifteen (15) days prior to the Town Board meeting, not including the day of the meeting.

8.33 Notification to Surrounding Property Owners

The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was published for the hearing. This notice along with a vicinity map shall be mailed by the Applicant, via certified return receipt mail to such Surrounding Property Owners. In addition, Notice shall be mailed in the same fashion to the Board of Directors of such adjoining subdivision or condominium association. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the entities on the Surrounding Property Owners List and the date on which they have been mailed. The original of all returned receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as “undeliverable” by the post office shall be grouped on a separate sheet(s). These notices shall be mailed at least fifteen (15) days prior to the Town Board meeting, not including the day of the meeting.

8.34 Property Posting by Applicant

Property Posting is required for all zoning matters. At least fifteen (15) days prior to, but not including, the Town Board Public hearing date on the zoning matter, the property shall be posted with notice of such meeting. The Planning Coordinator will prepare the signs. The Applicant can pick up the signs from the Planning Coordinator no sooner than 20 days prior to the meeting. The Applicant shall place the signs on the property (near the property boundary) facing all public roadways with a maximum of four signs. The Applicant shall be responsible for checking the signs each day of the posting period and keeping an accurate log. If a sign has been moved, destroyed, or fallen, the sign must be replaced by the Applicant within forty-eight (48) hours. Within 10 days after final Town action on the application, the Applicant shall remove the posted signs and return any Town signs to the Town. Such signs shall be returned to the Town or the recording of project documents may be suspended as determined by the Town Planner. Property posting is not required where an annexation or zoning exclusively involves public right-of-way only.

8.35 Posting Log

The sign posting log shall be provided to the Town Board at the Public Hearing. The posting log is shown in Exhibit Q.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

8.36 Staff Report for the Town Board

By no later than the Friday prior to the Town Board meeting Town Staff shall prepare a Staff Report. As appropriate, Town Staff will amend the Staff Report that was submitted to the Planning Commission, for distribution to the Town Board. A draft resolution will typically be prepared in conjunction with the Staff Report. A copy of such report and resolution will be transmitted to the Applicant.

8.37 Preparation for the Town Board Hearing

The Monday prior to Town Board Public Hearing, the Applicant shall contact the Town Planner to discuss the Applicant's presentation materials and exhibits. The Town Planner may request that this conversation be at a meeting. The Town Planner will confirm that the Applicant will bring to the hearing the necessary graphic exhibits of the Application and other materials to assist the Town Board and the general public in clearly understanding the proposal in the limited time of the public hearing. Such graphic exhibits shall be of a size and color scheme to be easily discernable by the audiences. Also, an additional exhibit may be required so that it can be shown to the general public. If the Planner determines that the Applicant is unprepared for the presentation, then the Town Planner can inform the Town Manager of such fact and the Town Manager may require that the Public Hearing be VACATED until such necessary information is prepared.

8.38 Town Board Meeting

Within 60 days or as soon as reasonably possible after recommendation of the Planning Commission, notice shall be mailed in the same fashion and the Board of Trustees shall hold a public hearing. If the recommendation of the Planning Commission is to approve or grant the proposed PDP, the Town Clerk shall place a resolution regarding the proposed PDP on the agenda of a meeting of the Board of Trustees.

The findings of fact and conclusions and recommendations of the Planning Commission, responses to referrals, and recommendations of planning staff shall be submitted to the Town Clerk immediately after the final decision of the Planning Commission and shall become a part of the record of the case before the Board of Trustees. The same shall be considered to be a public record and available in the office of the Town Clerk for examination by any person from the time of filing during regular business hours, including the members of the Board.

Upon completion of the hearing, the Board of Trustees shall, after board discussion, vote on the matter. Any action will briefly state the findings of fact and conclusions of the Board of Trustees with reference to the relevant and material evidence and testimony supporting such findings of fact and conclusions.

The Board shall vote to approve, approve with conditions, or deny the application or it may continue or table action on the application, or remand the application, as permitted by law. If the Board approves an application with conditions the Applicant shall make such modifications to the required text, maps, studies, etc. before the Mayor shall sign any necessary approval blocks.

The Board may also act in accordance with the following upon vote of the majority of the members present:

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or
- D. Defer a decision until a date certain as is mutually agreed upon by the Applicant and the Board of Trustees by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

8.39 Final Document Preparation, Review and Recording

Subsequent to any approval by the Town Board, the Applicant shall provide the Town with a paper copy of all documents amended by the Applicant, pursuant to conditions imposed by the Town Board. Town Staff will review these amended documents relative to any Town Board conditions. Once the documents appear satisfactory to Town Staff relative to the noted conditions, Town Staff will request the final documents are delivered to the Town for filing (See Exhibit S for the proper number and material of all final documents). The Town Clerk will be responsible for filing all final documents. All resubmittals after Town Board approval shall be made promptly in order to permit recording of final documents within 120 of the date of Town Board approval. If, through no fault or delay of the Town, final documents have not been presented for recording within 120 days of the date of Town Board approval, the Town Board may call the matter up at a regular Board meeting and may vacate its prior approval for failure of the applicant to perfect the approval through the submission of final drawings. For good cause shown the Board may provide the applicant an extension of not more than 60 days to present final documents for recording.

8.40 Publication of Ordinances and Referendum Period

The Town Planner will file and maintain the approved PDP in the Town offices. The PDP shall not be recorded.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.0 Final Development Plan

All FDP applicants shall provide the following submittal requirements. It is the intent of the submittal requirements for the FDP to provide the Town with sufficient information to adequately evaluate the plan, and not create excessive or repetitive submittal demands on the Applicant. For planning related submittal requirements, the Town Planner has the right to add or waive any of the submittal requirements, stated herein, if in the Planner's determination any such requirement is not necessary to evaluate the intent, purpose or impact of the proposed development. The same authority is established for the Town Engineer for engineering related submittal requirements. Subdivision Final Plat review shall be, if necessary or appropriate, as determined by the Town Planner, carried out simultaneously with the FDP review. The Final Development Plan shall be, if necessary or appropriate as determined by the Town Engineer, processed concurrently with a Final Utility Plan.

10.1 Pre-Application Submittal Conference

A pre-application submittal conference shall be held pursuant to Section 2.2.

10.2 Application Notebook

The following materials shall be submitted in an application notebook as specified in Section 2.10 (I).

10.2.1 Table of Contents

A table of contents shall be provided as the first sheet in the notebook. To the extent possible, the documents noted below shall also be provided in electronic format as noted in Chapter 2.

10.2.2 Development Application

A Development Application Form (Exhibit H) shall be submitted pursuant to Section 2.5.

10.2.3 Development Cost Agreement

A Cost Agreement and Funds Deposit Agreement shall accompany the development application. An original copy with these agreements shall be provided with the First Submittal (the First Submittal is as described below) in a separate envelope labeled Cost Agreement and Funds Deposit Agreement, Attention Finance Department. These agreements are described in Section 2.4 and the standard format for these documents is shown in Exhibit G.

10.2.4 Vicinity Map

A vicinity map shall be prepared at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing limits of the Town of Firestone. The map shall be prepared on an 8.5-inch by 11-inch format.

10.2.5 Title Commitment

The Applicant shall submit a current Title Commitment for the Property, dated no later than one month prior to the application date. The applicant shall provide endorsements updating the effective date as requested by the Town.

10.2.6 Legal Description

An overall legal description of the perimeter of the FDP is required. In addition, separate legal descriptions are required for each proposed land use category included in the FDP. The total acreage should be identified. All legal descriptions shall be metes and bounds unless the property has been previously platted in the Town and the Town Engineer approves a different

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

legal description. A computer version of the legal description (Word document) on CD is also required to be submitted by the Applicant. The Applicant shall provide lot closures for all legal descriptions.

10.2.7 Tax Certificate

The Applicant shall submit a current Weld County Tax Certificate for the subject Property.

10.2.8 Water Rights Questionnaire

A completed Water Rights Questionnaire (Exhibit L) must accompany the development application.

10.2.9 Water Dedication

For non-residential applications, the Applicant must submit some form of documentation supporting their domestic water use estimate. The most reliable information would be one year's worth of actual water bills from a similar size and type of building, If that is not available, the Applicant shall provide other documentation acceptable to the Town Engineer.

10.2.10 Water Service Calculations

The Applicant shall submit AWWA M22 water service sizing calculations.

10.2.11 Environmental Assessment

Unless waived by the Town Engineer, a Phase I environmental assessment shall be required. Report can be included in the notebook or as a separate document.

10.2.12 Traffic Impact Study

Unless waived by the Town Engineer, a Traffic Impact Study prepared pursuant to the requirements specified in Section 11.0 shall be required. The study can be included in the notebook or as a separate document.

10.2.13 Soils Report

Unless waived by the Town Engineer, a Soils Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

10.2.14 Drainage Report

Unless waived by the Town Engineer, a Drainage Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

10.2.15 Hydraulic Analysis Report

Unless waived by the Town Engineer a Hydraulic Analysis prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

10.2.16 Mine Subsidence Report

Unless waived by the Town Engineer, a Mine Subsidence Report shall only be required for applications that have been undermined.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.2.17 Response Letter

For a second or third submittal (as described below) a letter shall be provided describing how each staff comment or Planning Commission recommended condition (if available) has been addressed.

10.3 FDP Cover and Text Sheets

The following information shall be prepared on sheets 24-inches by 36-inches in size and supplied at the beginning and in sequence with the FDP map sheets. This information shall be provided in the same order as noted below. An additional duplicate copy of such text shall also be provided in an 8.5x11-inch format (in a convertible electronic format on the required CD) in the application notebooks for review by Town staff, Planning Commission and the Town Board during the development review process.

10.3.1 Firestone Information Block

All FDP sheets shall have a Firestone Information block (located in the bottom right corner of each drawing sheet). For specifications on the Firestone Information Block, see Section 2.

10.3.2 Title Block

The following title information shall be clearly located on each page of the text sheets and at the top center of each drawing sheet.

Final Development Plan
Project or Development Name
Town of Firestone
Weld County
State of Colorado
Sheet ____ of ____

10.3.3 Vicinity Map

A vicinity map shall be added to the cover sheet of the FDP at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing limits of the Town of Firestone.

10.3.4 Owner/Developers

The name, address, phone number and email addresses of the owner(s) (and developer if different than the owner).

10.3.5 Technical Consultants

Names, addresses, phone numbers and email addresses of planning, architectural, engineering and other technical consultants involved with the submittal of the FDP.

10.3.6 Legal Description

An overall legal description of the perimeter of the FDP is required. In addition, separate legal descriptions are required for each proposed land use category included in the FDP. The total acreage should be identified. All legal descriptions shall be metes and bounds unless the property has been previously platted in the Town and the Town Engineer approves a different legal description.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.3.7 Project Concept

A statement of the character and development concept of the FDP and of how the FDP has been planned to incorporate the goals and objectives of the PUD district.

10.3.8 Land Use Table

A land use table that shows building coverage and gross building square footage for each building. The percentage of paved areas, park areas, parking areas, oil/gas well setback areas, landscaping open space areas, and other definable areas in relationship to the gross area of the FDP shall also be shown.

10.3.9 Environmental Impact Mitigation

A description of special treatment for any environmentally significant area, hazard or feature, including scenic corridors and archaeological sites.

10.3.10 Private Maintenance and Enforcement

Agreements, provisions, or covenants which are intended to govern the use, maintenance and continued protection of the FDP and any of its common areas and landscaped areas, including a statement of responsibility for park development, if applicable.

10.3.11 Parks, Trails and Open Space

A description of any public and private open space, greenbelts and trail areas and the maintenance responsibility for each.

10.3.12 Controls

A statement shall be included in the FDP that specifies how any common open space shown in the FDP will be developed and maintained. Copies of any agreements, conveyances, restrictions or covenants which will govern the use, maintenance, and continued protection of the FDP and any of its park, open space, common area, or joint ownership areas shall also be provided.

10.3.13 Drainage

A description of all drainage courses and planned improvements. The timing of such improvement shall also be stated.

10.3.14 Utilities

A general description of all utility systems and improvements that are required to serve the development, at the time of development

10.3.15 Water Dedication

Include the appropriate water dedication paragraph for the application pursuant to Exhibit Y.

10.3.16 Parking

The number of parking spaces for each land use and the total square footage of internal landscaping within each parking area. Internal landscaping includes all landscaping within and including adjacent buffer and setback areas.

10.3.17 Architecture

A description of architectural treatments for all building elevations and other site features. A final architectural plan relative to the building permit process is not required by this section.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.3.18 Setbacks

The setbacks for all buildings, accessory buildings and other structures from roadways and/or property lines shall be specified in a table format.

10.3.19 Development Schedule

The approximate date on which construction of the project will begin, the stages in which the project will be built, the approximate date when the construction of each stage will begin, the approximate rate of development, the interim uses and treatment of areas waiting to be developed, the approximate dates when the development of each of the stages in the development will be completed and the area and location of common open space that will be provided at each stage of the development. The specific development schedule for all HOA and public parks shall also be stated. The specific development schedule for all fencing to be constructed by the developer shall also be stated.

10.3.20 Approval Blocks

Approval Blocks as follows:

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 20____ by Resolution No. _____.

Mayor

ATTEST: Town Clerk

10.3.21 Acceptance Block and Notary

By signing this FDP, the owner acknowledges and accepts all of the requirements and intent set forth herein.

OWNER

STATE OF COLORADO)
)SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 2____, by _____.

Witness my hand and official seal

Notary Public

My commission expires

10.4 FDP Map Sheets

The following information shall be supplied in drawing form. The size of the FDP drawings shall be 24 inches by 36 inches. The information may be oriented either horizontally or vertically provided north is oriented to the top of any map. The following 13 individual drawings are

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

required. These plans shall be numbered sequentially in the order shown and use the same “graphic architectural standards” throughout.

- A. Project Plan
- B. Site Plan
- C. Grading Plan
- D. Landscape Plan
- E. Fencing Plan
- F. Signage Plan
- G. Address Map
- H. Building Elevations
- I. Site Details
- J. Utility Plan
- K. Cross Sections
- L. Lighting and Photometric Plan

The following information shall be supplied with all the required drawings:

10.4.1 Firestone Information Block

All FDP sheets shall have a Firestone Information block (located in the bottom right corner of each drawing sheet). For specifications on the Firestone Information Block, see Section 2.

10.4.2 Title Block

The following information shall be clearly located on the top center of each sheet:

Final Development Plan
Project or Development Name
Phase or Filing No.
Town of Firestone
Weld County
State of Colorado
Sheet ____ of ____

10.4.3 Scale and North Arrow

The scale at which the drawings are drawn and a graphic representation, and a symbol designating true North.

10.4.4 Dimensions

Where appropriate on all map sheets, general plan dimensions shall be shown.

10.4.5 Parcel Boundaries

Where appropriate, a description of all monuments, both found and set, which mark the boundaries of the parcel, including a description of two or more recorded monuments on record with Weld County, used in conducting the survey. Only one tie will be required for parcels containing two acres or less.

10.5 Project Plan

An overall plan of the project at whatever scale necessary to show the entire development on one 24-inch by 36-inch sheet.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.5.1 Maintenance Table

A maintenance table shall be provided showing the ownership and maintenance responsibilities of each tract.

10.6 Site Plan

The Site Plan shall be drawn at one of the following scales: 1-inch = 50-feet, 1-inch = 40-feet, 1-inch = 30-feet or 1-inch = 20-feet, unless another scale is determined appropriate by the Town Planner. If the Site Plan map does not fit onto one sheet, at the noted scale, an additional overall map of the development shall be provided. This map will be a reduction of the plan so that it all fits onto a 24x36-inch sheet. If necessary, this sheet shall be the first sheet after the FDP text sheets. The following information shall be supplied on the Site Plan drawing:

10.6.1 Adjacent Properties

A list of contiguous property uses and subdivision names (and reception numbers if plats have been recorded).

10.6.2 Structures and Improvements

Approximate location of all existing or planned structures within the FDP and within one hundred fifty feet of its external boundary. Approximate finish first floor elevations are required for an existing or planned structure within the FDP or within one hundred fifty feet of its external boundary. If available, approximate finish first floor elevations of any unconstructed structure with an approved FDP within one hundred fifty feet of the external FDP boundary shall also be shown and indicated as such. Typical plans may be submitted for one-family, two-family and multiple dwellings. FDPs for all structures with two or more floors shall show final ground elevations within 10-feet of the buildings and finish floor elevations of the lowest level.

10.6.3 Roadways, Right-of-Ways and Easements

Specific location and dimensions of all existing and proposed roadways, alleys and access easements other rights-of-way and other utility easements. Private drives shall be indicated as such. Existing and proposed points of ingress and egress shall be shown. Typical sections shall be included for all existing or planned roadways, showing applicable dimensions.

10.6.4 Paved Areas

Location and type of surfacing for streets, walkways, bikeways, parking lots and other paved areas. Walkways and trails shall be shown using clearly identifiable graphic symbol for each type of trail.

10.6.5 Setbacks and Lot Lines

Location and dimension of lot lines and setback lines.

10.6.6 Open Space Areas

Location and dimension of all open space areas and private greenbelts. For residential uses in a mixed-use sub-district, the location of any required park areas shall be shown. For park areas, especially those dedicated to the Town, a park development plan and site details shall be provided.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.6.7 Land Use

Existing land uses and/or subdivisions within 300-feet of the FDP boundary and the existing and proposed land uses and acreages within the FDP.

10.6.8 Trash Disposal Areas

Location, dimension, color, and construction materials for all trash disposal areas.

10.6.9 Mailboxes, Signs, Lighting and Advertising Devices

Location, height and size of existing and proposed freestanding mailboxes (including neighborhood mailboxes in residential areas), signs, exterior lighting and other advertising devices.

10.6.10 Street Lights

Location of all street lights.

10.6.11 Utilities

Location and screening of all utilities, whether building or ground mounted. Typical screening details, as appropriate.

10.6.12 Vegetation

Any existing forested areas and areas composed of unique vegetation to remain after construction.

10.6.13 Drainage Information

Designation of areas subject to the 100-Year Floodway and Flood Storage Area.

10.6.14 Cultural Impact Information

Designate sites of historic, archaeological, or paleontological significance, identified by the State Archaeologist or State Historical Society, which are on the proposed site of development. If necessary, this information must include an assessment of the mitigation measures or other proposals for preservation or identification of such sites, and the location of the areas.

10.7 Grading Plan and Drainage

Unless otherwise approved by the Town Planner, the Grading Plan shall be at the same scale as the Site Plan. In addition to relevant information from the Site Plan, the following information shall be supplied on the Grading Plan drawing:

10.7.1 Existing Contours

Existing contours shall be shown in all directions from the external FDP boundary for a minimum distance of 50-feet. All off-site contour lines, which have been approved by the Town or the County, as appropriate, for all adjacent platted properties which have not been constructed, within the distances noted above, shall be shown and noted as such.

10.7.2 Proposed Contours

Proposed contour lines shall be shown at 1-foot intervals, unless otherwise approved by the Town. In areas with extreme topographical relief, such as the mountains, contour lines at intervals of 2-foot need only be exhibited in the vicinity of buildings or areas of significant grading, such as parking areas, as practical. Other areas may be shown with proposed contour lines at intervals of 5 or 10-feet; whichever is determined reasonable by the Town.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.7.3 Drainage Information

Designation of areas subject to the 100-Year Floodway and Flood Storage Area. This information shall be provided by the Town Engineer. If this information is not available, a tentative flood plain will be defined by agreement between the Town Engineer and the owner/developer's engineer, according to generally accepted engineering standards, practices, and procedures of the Town of Firestone, Urban Drainage and Flood Control District, FEMA, and other pertinent regulatory agencies. Any FDP that includes any area subject to the 100-Year Flood shall generally show that adequate drainage is provided in order to reduce the exposure of flood hazards to the property, adjoining property and all public utilities including, sewer, gas, electrical and water.

All buildings shall be constructed in conformance to the provisions in the Town's Flood Plain Ordinance. The intent is to have buildings sustain only minimal, if any, damage should a flood occur.

10.7.4 Paved Areas

Location of streets, walkways, bikeways, parking lots and other paved areas.

10.7.5 Finish First Floor Elevations

Approximate location of all existing or planned structures within the FDP or within 150-feet of its external boundary. Minimum finish first floor elevations are required for any planned or existing structures. Add a note that final finish elevations shall not exceed minimum finish floor elevations by more than 2 feet.

10.8 Landscape Plan

Unless otherwise approved by the Town Planner, the Landscape Plan shall be at the same scale as the Site Plan. In addition to relevant information from the Site Plan, the following information shall be supplied on the Landscape Plan drawing:

10.8.1 Statement of Intent

A text statement regarding the general intent of the landscape plan, including such subjects as screening, berming, shade, privacy, wind control, phasing, and solar access.

10.8.2 Paved Areas

Location of streets, walkways, bikeways, parking lots and other paved areas.

10.8.3 Structures

Approximate location of all existing or planned structures within the FDP, including park development features such as playground equipment for public and private park areas.

10.8.4 Location of Landscape Items

The landscape plan shall show the location of plant and architectural materials (including items such as lighting, signage and fencing that are not already described in the FDP). Typical landscape plans may be provided for typical residential dwelling units, if approved by the Town Planner. Landscape plans shall be provided for the rear yards (as may be appropriate, as determined by the Town Planner) and HOA owned areas that are along major abutting roadways.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.8.5 Material List

A description of all the materials used in the landscape design shall be included; specifically a plant list, that identifies the species, quantity size, and condition of the plant material used.

10.8.6 Phasing

A description of the procedure, method, timing and general water demand impacts of any landscape phasing plan.

10.8.7 Landscape Elevations and Details

Design details shall be included for both plant and architectural materials. Installation details shall also be included for irrigation and plant materials.

10.9 Irrigation Plan

The method, design and layout of irrigation facilities for all landscape areas. Details shall also be provided. All areas, including native turf areas, must be irrigated.

10.10 Fencing Plan

Provide the following information relative to the preparation of the fencing plan.

10.10.1 Fencing Concept

Provide a specific text description of the fencing to be used, indicating shape, size, material, color, and location.

10.10.2 Fencing Plan

Provide an overall map showing the location of fencing and indicate in a legend the development and construction responsibility of all areas

10.10.3 Fencing Elevations and Details

Provide fencing elevations and details.

10.11 Signage Plan

Provide the following information relative to the preparation of the signage plan on a specific plan sheet.

10.11.1 Signage Concept

Provide a general description of the concept for the signage used.

10.11.2 Signage Plan

Provide specific information relative to the signs to be used, indicating shape, size, material, color, location and text of all permitted signs.

10.11.3 Signage Details

Provide signage details at a specific scale.

10.12 Address Map

The FDP shall include an address map. Firestone addressing convention information is shown as Exhibit T. Each lot within the FDP shall be addressed pursuant to direction by the Town Engineer. The address plat shall properly relate to the orientation of the lot and building shown in the Site Plan.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.13 Building Elevations

Elevations of all sides of all proposed structures and improvements shall be shown on the FDP map and labeled to show the direction of the view. Typical elevations may be submitted for single-family dwellings; however, specific drawings for all elevations of multi-family dwellings shall be submitted. Said plans shall include the type, style, and color of wall finish, roofing, stairs, architectural appendages, and other design features of the structures. A final architectural plan is not required by this section.

10.14 Site Details

Provide a map sheet that shows typical details for the following: fences, mechanical screening or camouflaging, benches, fountains, freestanding mailboxes, trash enclosures, bus shelters, and sculptures.

10.15 Utility Plan

For development applications that do not require a submittal of Final Utility Plans pursuant to Section 11.0, a map sheet shall be provided that shows all necessary public utilities and connections thereto necessary to serve the proposed development.

10.16 Cross Sections

If the Town Planner determines the development is in uniquely close proximity to other buildings, residential areas or below the existing grade of surrounding areas, cross sections of the property, including adjoining properties, shall be submitted. The location of the cross sections, the distance the cross sections need to be from the external property boundary, and the information to be shown on the cross sections will be determined by the Town Planner. The cross sections shall show all outdoor storage areas and buildings. The vertical scale shall not exceed four times the horizontal scale.

10.17 Lighting and Photometric Plan

Provide a lighting and photometric plan that examines the degree to which exterior night lighting affects an adjacent street, property owner or community. Such plan shall consider the light source, level of illumination, hours of illumination and need for illumination in relation to the effects of the lighting on adjacent streets, property owners and the neighborhood. The photometric plan shall depict the anticipated light levels generated by all exterior lights across the site and ten feet (10') beyond the property lines.

10.18 First Submittal Requirements

Once all the application materials are received, the Applicant should submit five complete sets of the materials to the Planning Coordinator. The Planning Coordinator will distribute one copy each to the Town Engineer, the Town Planner, the Town Attorney, and Public Works for initial review. See Exhibit U for a summary of the items required. The Planning Coordinator will not distribute any application that is not accompanied by an executed Cost Agreement and Funds Deposit Agreement.

10.19 Application Review by Staff

Within 30 days, or as soon as reasonably possible after an Applicant has submitted a development application, Town Staff will review the application to determine if the application is complete. If it is not complete, Town Staff will inform the Applicant of those items that need to be submitted or resubmitted.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.20 Application Substantially Complete

Once Town Staff determines that the application is substantially complete, Town Staff will inform the Applicant of that fact in writing.

10.21 Review Comments to Applicant

Once Town Staff determines that the application is substantially complete Town Staff will review the application and provide review comments to the Applicant.

10.22 Second Submittal Requirements

The Applicant shall address Town Staff review comments, as appropriate, and resubmit the number of copies as itemized in Exhibit U. A written response to each of staff's comments shall be provided. The Applicant shall return any redlined drawings, reports, etc. from the previous submittal.

10.23 Referral Mailings

It shall be the responsibility of the Applicant to provide copies of the application materials to referral agencies noted in Exhibit P. The referral mailing shall include a CD of the complete application and a copy of the Firestone Referral Mailing Cover Sheet as shown in Exhibit P. The referral contents and the Cover Sheet shall be placed in appropriately sized envelopes with the proper postage. Addresses for referral mailings are shown in Exhibit P. This address list has been formatted to be copied onto a 1-inch by 4-inch mailing label sheet. The box in front of the entity on a particular mailing shall be checked consistent with the label on the same envelope (e.g. Check City of Dacono on the Referral Mailing Cover Sheet that is placed within the envelopes being mailed to the City of Dacono). The Applicant shall provide to the Planning Coordinator a notarized mailing affidavit stating that the referral mailings have been completed, a list of all parties notified and the date on which they were mailed. These notices shall be mailed at least fifteen (15) days prior to the Planning Commission meeting, not including the day of the meeting.

10.24 Processing Schedule

Once the Applicant has provided the Town with the Second Submittal, and Town Staff has found the Second Submittal to be substantially complete, Town Staff will prepare a processing schedule for the Application. A copy of the schedule will be provided to the Applicant. If the application includes a subdivision request, the schedule shall provide that, after the second submittal is received and all referral and comment periods have been completed, the application shall be transmitted to the Planning Commission for action within 30 days thereafter, unless the applicant request or consent to a longer period of time.

10.25 Neighborhood Meeting

A Neighborhood Meeting shall be held pursuant to Section 2.7.

10.26 Publications

Town Staff will publish proper notice of the Planning Commission and Town Board meeting on the development application.

10.27 Notification to Owners of Interest and Mineral Estate Owners

A. Owners of Interest. The Applicant shall submit to the Town an Owners of Interest List as defined in these Regulations (e.g. surface owners, easement holders, and

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

persons have other legal or equitable interests in the property). The list shall include the names and address of such owners. This list shall be obtained based on records from the County Assessor's office and the Clerk & Recorder's office, and any more recent address information as may be available in telephone or other general use directories. The list must be certified by the Applicant in writing as true and complete within one month prior to submitting the development application. The applicant shall prepare the notice to be sent to Owners of Interest. The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was or will be published by the Town for the hearing. This notice, along with a vicinity map, shall be mailed by the Applicant, via certified mail, return receipt requested to the Owners of Interest. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the persons and entities on the Owners of Interest List, and mail receipts shall be delivered to the Town at or prior to the hearing. The original of all returned receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as "undeliverable" by the post office shall be grouped on a separate sheet(s). These notices shall be mailed at least 15 (15) days prior to the Planning Commission meeting, not including the day of the meeting.

B. Mineral Estate Owners. The Applicant shall be solely responsible for preparing and sending notice to Mineral Estate Owner(s) in the manner required by C.R.S. § 24-65.5-101 et seq., as amended from time to time, and for otherwise complying with the statute. The statute generally requires that notice of the initial public hearing be sent to the Mineral Estate Owner(s) not less than 30 days before the date scheduled for the hearing. The notice prepared by the Town for mailing to Owners of Interest and Surrounding Property Owners will not contain all of the information that must be included in the notice required by the statute to be sent to the Mineral Estate Owner(s). The Applicant therefore must prepare the proper notice and ensure it is mailed or delivered as required by law. Prior to opening the hearing, the Applicant shall in writing certify to the Town that the Applicant has provided notice to the Mineral Estate Owner(s) as required by law. The certification shall be in a form acceptable to the Town and such certification shall be a condition of final approval of any application.

C. Qualifying Surface Developments. For development applications for a "qualifying surface development", which is defined as an application for development covering at least 160 gross acres, plus or minus 5 percent, within the Greater Wattenberg Area pursuant to C.R.S. § 24-65.5-102(5.7), the Applicant shall certify that either: (1) no mineral estate owner has entered an appearance or filed an objection to the proposed application for development within 30 days after the initial public hearing; (2) that the applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing within 30 days of the initial public hearing have executed a surface use agreement related to the property, and that the provisions of the surface use agreement have been incorporated into the application for development or are evidenced by a memorandum recorded in the records of the clerk and recorder of Weld County so as to provide notice to transferees of the Applicant; or (3) that the application for development provides (a) access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application is held by means of public roads sufficient to withstand trucks and drilling equipment or 30 foot wide access easements; (b) an oil and gas operations area and existing wellsite locations in accordance with C.R.S. § 24-65.5-103.5; and (c) that the deposit for incremental drilling costs described in C.R.S. § 24-65.5-103.7 has been made. The certification shall be in a form acceptable to the town and said certification shall be a condition of final approval.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

10.28 Notification to Surrounding Property Owners

The Applicant shall submit to the Town a Surrounding Property Owners List. The list shall include the names and address of such owners within 300-feet of the outside boundaries of the property subject to the development application. This list shall be based on records from the County Assessor's office and the County Clerk & Recorder's office, and must be certified by the Applicant as true and complete within one month prior to submitting this application. The applicant shall prepare the notice to be sent to Surrounding Property Owners. The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was or will be published by the Town for the hearing. This notice along with a vicinity map shall be mailed by the Applicant, via certified return receipt requested to such Surrounding Property Owners. In addition, Notice shall be mailed in the same fashion to the Board of Directors of any owners association existing with respect to any adjoining property. The Town Planner may require the notice of such meeting (including the vicinity map) also be hand delivered to certain other entities. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the entities on the Surrounding Property Owners List and the date on which they have been mailed. The original of all returned receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as "undeliverable" by the post office shall be grouped on a separate sheet(s). These notices shall be mailed at least fifteen (15) days prior to the Planning Commission meeting, not including the day of the meeting.

10.29 Property Posting

Property Posting is required for zoning matters. At least fifteen (15) days prior to, but not including, the Planning Commission Public hearing date on the zoning matter the property shall be posted with notice of such meeting. The Planning Coordinator will prepare the signs. The Applicant can pick up the signs from the Planning Coordinator no sooner than 20 days prior to the meeting. The Applicant shall place the signs on the property (near the property boundary) facing all public roadways with a maximum of four signs. The Applicant shall be responsible for checking the signs each day of the posting period and keeping an accurate log. If a sign has been moved, destroyed, or fallen, the sign must be replaced by the Applicant within forty-eight (48) hours. Within 10 days after final Town action on the application, the Applicant shall remove the posted signs and return any Town signs to the Town. Such signs shall be returned to the Town or the recording of project documents may be suspended as determined by the Town Planner. Property posting is not required where an annexation or zoning involves public right-of-way only.

10.30 Posting Log

The sign posting log shall be provided to the Planning Commission at the Public Hearing. The property posting log form is shown in Exhibit Q.

10.31 Staff Report for the Planning Commission

By no later than the Friday prior to the Planning Commission meeting, Town Staff will complete a Staff Report. A copy of such report will be transmitted to the Applicant.

10.32 Planning Commission Meeting

Within 30 days, or as soon as reasonably possible, after a complete application is transmitted to it, the Planning Commission shall hold a public hearing on the zoning of the property preliminary development plan. Upon completion of the hearing, the Planning Commission shall, after

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

commission deliberation, vote on the matter. Any motion should briefly state the findings of fact and conclusions of the Planning Commission with reference to the relevant and material evidence and testimony supporting such findings of fact and conclusions. The Planning Commission may vote to either recommend approval, approval with conditions, or denial of the application. As an alternative to taking action on the application at that meeting, the Planning Commission may act in accordance with the following upon vote of the majority of the members present:

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to Planning Commission at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or
- D. Defer a decision until a date certain as is mutually agreed upon by the Applicant and the Planning Commission by which time the record and all evidence can be reviewed. At that time the Planning Commission can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

10.33 Third Submittal Materials

After the Planning Commission meeting and prior to the Town Board meeting the Applicant shall provide the Planning Coordinator with additional copies of submittal items shown in Exhibit U. Prior to this submittal of these documents, the Applicant may desire to modify the application as recommended by the Planning Commission. The documents will need to be provided to the Town pursuant to the schedule prepared by the Town.

10.34 Publications

Town Staff will publish proper notice of the Town Board meeting and public hearing.

10.35 Notification to Owners of Interest and to Mineral Estate Owners

The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was or will be published for the hearing. This notice along with a vicinity map shall be mailed by the Applicant, via certified mail, return receipt requested to the Owners of Interest. The Applicant shall also prepare and mail or deliver a notice of the meeting to Mineral Estate Owners in the manner required by C.R.S. § 24-65.5-101, et seq., as amended from time to time. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the entities on the Owners of Interest List and have been mailed or delivered to the entities on the Mineral Estate Owners List, and mail receipts and delivery receipts shall be delivered to the town at or prior to the hearing. The original of all returned receipts and delivery receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as “undeliverable” by the post office

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

shall be grouped on a separate sheet(s). These notices shall be mailed or delivered at least fifteen (15) days prior to the Town Board meeting, not including the day of the meeting.

10.36 Notification to Surrounding Property Owners

The Applicant shall request a copy of the Notice of the meeting prepared by the Town Attorney from the Planning Coordinator, which was published for the hearing. This notice along with a vicinity map shall be mailed by the Applicant, via certified return receipt mail to such Surrounding Property Owners. In addition, Notice shall be mailed in the same fashion to the Board of Directors of any owners association existing with respect to any adjoining property. An affidavit of mailing shall be provided to the Planning Coordinator stating that the Notices have been mailed to the entities on the Surrounding Property Owners List and the date on which they have been mailed. The original of all returned receipts shall also be provided to the Planning Coordinator taped on an 8.5 by 11-inch sheet of paper. Any receipts noted as “undeliverable” by the post office shall be grouped on a separate sheet(s). These notices shall be mailed at least fifteen (15) days prior to the Town Board meeting, not including the day of the meeting.

10.37 Property Posting by Applicant

Property Posting is required for all zoning matters. At least fifteen (15) days prior to, but not including, the Town Board Public hearing date on the zoning matter, the property shall be posted with notice of such meeting. The Planning Coordinator will prepare the signs. The Applicant can pick up the signs from the Planning Coordinator no sooner than 20 days prior to the meeting. The Applicant shall place the signs on the property (near the property boundary) facing all public roadways with a maximum of four signs. The Applicant shall be responsible for checking the signs each day of the posting period and keeping an accurate log. If a sign has been moved, destroyed, or fallen, the sign must be replaced by the Applicant within forty-eight (48) hours. Within 10 days after final Town action on the application, the Applicant shall remove the posted signs and return any Town signs to the Town. Such signs shall be returned to the Town or the recording of project documents may be suspended as determined by the Town Planner. Property posting is not required where an annexation or zoning exclusively involves public right-of-way only.

10.38 Posting Log

The sign posting log shall be provided to the Town Board at the Public Hearing. The posting log is shown in Exhibit Q.

10.39 Staff Report for the Town Board

By no later than the Friday prior to the Town Board meeting Town Staff shall prepare a Staff Report. As appropriate Town Staff will amend the Staff Report that was submitted to the Planning Commission, for distribution to the Town Board. A draft resolution will typically be prepared in conjunction with the Staff Report. A copy of such report and resolution will be transmitted to the Applicant.

10.40 Town Board Meeting

Within 60 days or as soon as reasonably possible after recommendation of the Planning Commission, notice shall be provided and the Board of Trustees shall hold a public hearing. If the recommendation of the Planning Commission is to approve or grant the proposed zoning or rezoning, the Town Clerk shall place an ordinance embodying the proposed rezoning on the agenda of a meeting of the Board of Trustees.

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

The findings of fact and conclusions and recommendations of the Planning Commission, responses to referrals, and recommendations of planning staff shall be submitted to the Town Clerk immediately after the final decision of the Planning Commission and shall become a part of the record of the case before the Board of Trustees. The same shall be considered to be a public record and available in the office of the Town Clerk for examination by any person from the time of filing during regular business hours, including the members of the board.

Upon completion of the hearing, the Board of Trustees shall, after board discussion, vote on the matter. Any action will briefly state the findings of fact and conclusions of the Board of Trustees with reference to the relevant and material evidence and testimony supporting such findings of fact and conclusions.

The Board shall vote to approve, approve with conditions, or deny the application, or it may continue or table action on the application, or remand the application, as permitted by law. If the Board approves an application with conditions the Applicant shall make such modifications to the required text, maps, studies, etc. before the Mayor signs any necessary approval blocks.

The Board may also act in accordance with the following upon vote of the majority of the members present:

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or
- D. Defer a decision until a date certain as is mutually agreed upon by the Applicant and the Board of Trustees by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

10.41 Final Document Preparation, Review and Recording

Subsequent to any approval by the Town Board, the Applicant shall provide the Town with a paper copy of all documents amended by the Applicant, pursuant to conditions imposed by the Town Board. Town Staff will review these amended documents relative to any Town Board conditions. Once the documents appear satisfactory to Town Staff relative to the noted conditions, Town Staff will request the final documents be delivered to the Town for filing (See Exhibit U for the proper number and material of all final documents). The Town Clerk will be responsible for filing all final documents. All resubmittals after Town Board approval shall be made promptly in order to permit recording of final documents within 120 of the date of Town Board approval. If, through no fault or delay of the Town, final documents have not been presented for recording within 120 days of the date of Town Board approval, the Town Board

Firestone Parks Design Criteria Manual
Attachment 9
Preliminary and Final Development Plans

may call the matter up at a regular Board meeting and may vacate its prior approval for failure of the applicant to perfect the approval through the submission of final drawings. For good cause shown the Board may provide the applicant an extension of not more than 60 days to present final documents for recording.

10.42 Publication of Ordinances and Referendum Period

The Town Clerk will publish any ordinances related to an FDP. The final FDP will be recorded.

Attachment 10

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

13.0 Preliminary Utility Plans

All Preliminary Utility Plans shall be prepared in such a manner as to present all pertinent information that will be required to construct the proposed facilities. Additional information shall be submitted, as may be required by the Town Engineer, to aid in the technical review by the Town to ensure compliance with all Town criteria and accepted engineering and construction standards. All Preliminary Utility Plans shall be prepared by, or under the direct supervision of, a professional civil engineer licensed in the State of Colorado. The Preliminary Utility Plans shall be submitted to the Town along with the Preliminary Plat.

13.1 Pre-Application Submittal Conference

A pre-application submittal conference shall be held pursuant to Section 2.2.

13.2 Application Notebook

The following materials shall be submitted in an application notebook as specified in Section 2.10 (I).

13.2.1 Table of Contents

A table of contents shall be provided as the first sheet in the notebook. To the extent possible, these documents noted below shall also be provided in electronic format as noted in Chapter 2.

13.2.2 Development Application

A Development Application Form (Exhibit H) shall be submitted pursuant to Section 2.5. The Development Application has a signature block that notes the applicant has read pertinent sections of these Development Regulations.

13.2.3 Development Cost Agreement

A Cost Agreement and Funds Deposit Agreement shall accompany the development application. These agreements are described in Section 2.4 and the standard format for these documents is shown in Exhibit G.

13.2.4 Vicinity Map

A vicinity map shall to be prepared at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing limits of the Town of Firestone. The map shall be prepared on an 8.5-inch by 11-inch sheet of paper.

13.2.5 Title Commitment

The Applicant shall submit a current Title Commitment for the Property, dated no later than three months prior to the final Town Board hearing date. The applicant shall provide endorsements updating the effective date as requested by the Town.

13.2.6 Tax Certificate

The Applicant shall submit a current Weld County Tax Certificate for the subject Property.

13.2.7 Water Rights Questionnaire

A completed Water Rights Questionnaire (Exhibit L) must accompany a development application.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

13.2.8 Environmental Assessment

Unless waived by the Town Engineer, a Phase I environmental assessment shall be required. Report can be included in the notebook or as a separate document.

13.2.9 Traffic Impact Study

Unless waived by the Town Engineer, a Traffic Impact Study prepared pursuant to the requirements specified in Section 11.0 shall be required. The study can be included in the notebook or as a separate document.

13.2.10 Soils Report

Unless waived by the Town Engineer, a Soils Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

13.2.11 Drainage Report

Unless waived by the Town Engineer, a Drainage Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

13.2.12 Hydraulic Analysis Report

Unless waived by the Town Engineer a Hydraulic Analysis prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

13.2.13 Response Letter

For a second or third submittal (as described below) a letter shall be provide describing how each staff comment or Planning Commission recommended condition (if available) has been addressed.

13.3 Preliminary Utility Plan Sheets

The following information must be prepared on the following sheets 24-inches by 36-inches in size and supplied in sequence.

- A. Cover sheet.
- B. Overall utility plan(s).
- C. Grading plan(s).

13.3.1 Scale and North Arrow

On all sheets provide the scale at which the drawings are drawn and a graphic representation, and a symbol designating true North. USGS maps 7.5 minute series are acceptable.

13.4 Cover Sheet

- A. A vicinity map shall to be prepared at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing limits of the Town of Firestone.
- B. Index to all sheets.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

- C. Legend showing various line types and symbols and what they represent.
- D. Abbreviations used on the utility plans.
- E. General notes (including Town standards).
- F. Benchmark Reference (a monumented and recorded benchmark on the Town of Firestone datum shall be within five hundred feet of the construction work area).
- G. The Firestone Information block shall be located in the bottom right corner (only required on cover sheet of PUP). For specifications on the Firestone Information Block, see Section 2.

13.5 Overall Utility Plan

- A. Plan scale shall not exceed 1" = 100".
- B. Show all proposed potable water lines including valves, fittings, and fire hydrants. Label water line sizes and type of pipe.
- C. Show all proposed sanitary sewer lines including manhole locations. Label all manholes and show directions of flow. Label any sewer lines larger than 8" or manholes larger than 48" diameter.
- D. Show all storm sewers, manholes, culverts and inlets. Pipe sizes are optional as are inlet sizes.
- E. Show location, size, and type of existing water, sanitary sewer, storm sewer, culverts, and inlets.
- F. Show all proposed streets including center line, edge of asphalt, flow line, top of curb (for vertical curb only), sidewalks, and cross pans. Show all street names.
- G. Show all existing streets including centerline, edge of asphalt, flow line, top of curb (for vertical curb only), sidewalks, and cross pans. Show all street names.
- H. Show all proposed lots with lot numbers.
- I. Show all existing lots with lot numbers, if previous phases or filings have been done, that abut this phase or filing.
- J. Show all proposed right-of-ways and easements including standard utility easements, sanitary sewer easements, drainage easements, conservation easements, ditch easements, etc.
- K. Show all existing right-of-ways and easements that abut or traverse the site.
- L. Show all structures or facilities that will remain on the site indefinitely or temporarily such as barns, oil and gas wells, storage tanks, railroad tracks, irrigation ditches, etc.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

- M. Show all wetlands (if any) on the site.

13.6 Grading Plan

- A. Plan scale shall not exceed 1" = 100".
- B. Show all existing ground contours at an interval not to exceed one-foot. Existing contours should be dashed and/or faded to prevent cluttering the drawing and label all existing contours.
- C. Show all existing surface features such as streets, roads, structures, ditches, headworks, wells, trees, water surfaces, lakes, ponds, streams, rivers, dams, culverts, utility poles, signs, fences, driveways, field roads, headwalls, etc.
- D. Label all existing roads, streets, rivers, streams (if it has a name), irrigation ditches, etc.
- E. Show all of the items listed in the requirements for the preliminary overall utility plan. Although, text and notes may be omitted.
- F. Show proposed grading contours at the same contour interval as the existing and label all contours. Proposed contours should be solid and heavy enough to easily distinguish themselves from the existing contours, or show proposed grading spot elevations. At a minimum, spot elevations shall be shown at all street intersections, grade breaks, high points, and low points. Enough spot elevations should be shown across the site to determine the limits of disturbance and general drainage patterns.
- G. Location and grading of proposed detention ponds. This should also include estimated 100-year inflow, release rates, and the ponds capacity.
- H. Provide flow arrows that indicate the direction of storm runoff in streets and across lots and open spaces.
- I. Show locations of proposed ditches and swales.
- J. Show the location(s) where storm runoff will enter and leave the site.
- K. Label all open spaces, tracts, out parcels, existing or future phases, etc.
- L. Show all existing and proposed 100-year flood plains.

13.7 Preliminary Utility Plan Processing

- A. Preliminary Utility Drawings shall be processed in concurrence with a Preliminary Development Plan and Preliminary Plat, as appropriate. See Exhibit S for a summary of submittal requirements for all noted documents.

NOTE

Approval of the drawings is for general conformance to the Town of Firestone Design and Construction Specification Regulations as amended. Errors or omissions encountered in the plans after approval does not relieve the Applicant from meeting all

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

Town specifications and codes and constructing all facilities so that such facilities can be accepted by the Town Engineer.

- B. Once approved by the Town, the Applicant shall then deliver two (2) sets of all approved Preliminary Utility Plans to the Planning Coordinator along with all reports.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

14.0 Final Utility Plans

All Final Utility Plans shall be prepared in such a manner as to present all pertinent information that will be required to construct the proposed facilities. Additional information shall be submitted, as may be required by the Town Engineer, to aid in the technical review by the Town to ensure compliance with all Town criteria and accepted engineering and construction standards. All Final Utility Plans shall be prepared by, or under the direct supervision of, a professional civil engineer licensed in the State of Colorado. The Final Utility Plans shall be submitted to the Town along with the Final Plat.

14.1 Pre-Application Submittal Conference

A pre-application submittal conference shall be held pursuant to Section 2.2.

14.2 Application Notebook

The following materials shall be submitted in an application notebook as specified in Section 2.10 (I).

14.2.1 Table of Contents

A table of contents shall be provided as the first sheet in the notebook. To the extent possible, the documents noted below shall also be provided in electronic format as noted in Chapter 2.

14.2.2 Development Application

A Development Application Form (Exhibit H) shall be submitted pursuant to Section 2.5. The Development Application has a signature block that notes the applicant has read pertinent sections of these Development Regulations.

14.2.3 Development Cost Agreement

A Cost Agreement and Funds Deposit Agreement shall accompany the development application. These agreements are described in Section 2.4 and the standard format for these documents is shown in Exhibit G.

14.2.4 Vicinity Map

A vicinity map shall to be prepared at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing limits of the Town of Firestone. The map shall be prepared on an 8.5-inch by 11-inch sheet of paper.

14.2.5 Title Commitment

The Applicant shall submit a current Title Commitment for the Property, dated no later than three months prior to the final Town Board hearing date. The applicant shall provide endorsements updating the effective date as requested by the Town.

14.2.6 Tax Certificate

The Applicant shall submit a current Weld County Tax Certificate for the subject Property.

14.2.7 Water Rights Questionnaire

A completed Water Rights Questionnaire (Exhibit L) must accompany a development application.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

14.2.8 Water Service Calculations

The Applicant shall submit AWWA M22 water service sizing calculations.

14.2.9 Environmental Assessment

Unless waived by the Town Engineer, a Phase I environmental assessment shall be required. Report can be included in the notebook or as a separate document.

14.2.10 Traffic Impact Analysis

Unless waived by the Town Engineer, a Traffic Impact Study prepared pursuant to the requirements specified in Section 11.0 shall be required. The study can be included in the notebook or as a separate document.

14.2.11 Soils Report

Unless waived by the Town Engineer, a Soils Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

14.2.12 Drainage Report

Unless waived by the Town Engineer, a Drainage Report prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

14.2.13 Hydraulic Analysis Report

Unless waived by the Town Engineer a Hydraulic Analysis prepared pursuant to the requirements specified in Section 11.0 shall be required. The report can be included in the notebook or as a separate document.

14.2.14 Response Letter

For a second or third submittal (as described below) a letter shall be provided describing how each staff comment or Planning Commission recommended condition (if available) has been addressed.

14.3 Final Utility Plan Sheets

The following information must be prepared on the following sheets 24-inches by 36-inches in size and supplied in sequence.

- A. Cover sheet.
- B. Overall utility plan(s).
- C. Grading plan(s).
- D. Sanitary sewer plan and profile(s).
- E. Storm sewer plan and profile(s).
- F. Street plan and profile(s).
- G. Waterline plan and profiles(s) for 12-inch and larger pipe only.
- H. Drainage channel plan and profile(s) for major drainage way construction that includes grade control structures.
- I. Details.
- J. Erosion Control Plan.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

14.3.1 Scale and North Arrow

On all sheets provide the scale at which the drawings are drawn and a graphic representation, and a symbol designating true North.

14.4 Cover Sheet

- A. A vicinity map shall to be prepared at a scale no smaller than 1-inch to 1,200-feet showing the parcel location and bordering streets within one-half mile. The map shall also show the existing limits of the Town of Firestone.
- B. Index to all sheets.
- C. Legend showing various line types and symbols and what they represent.
- D. Abbreviations used on the utility plans.
- E. General notes (including Town standards).
- F. Benchmark Reference (a monumented and recorded benchmark on the Town of Firestone datum shall be within five hundred feet of the construction work area).
- G. The Firestone Information block shall be located in the bottom right corner (only required on cover sheet of PUP). For specifications on the Firestone Information Block, see Section 2.
- H. Approval block, see Section 14.13.

14.5 Overall Utility Plan

- A. Include all items required for the preliminary overall utility plan.
- B. Label water line pipe size, material and length. Label all valve types and all bends. Label all fire hydrants and hydrant sizes. Indicate locations of PRV's, air/vacuum valves, plugs, and stubouts for future expansion.
- C. Sanitary sewer lines shall be labeled in the same manner as what is shown on the sanitary sewer plan and profile sheets. If a particular line is labeled "Line SS-1" on the P & P sheets it should be labeled similarly on the overall utility plan. If lines are not labeled but rather denoted by street name in the P & P sheets then no label is necessary on the overall utility plan.
- D. Label all storm sewer pipe size and material. Lengths need not be shown since they appear on the storm sewer P & P sheets. Label all inlets and indicate the inlet type and size. Label all manholes and lines as they are shown on the P & P sheets. Storm sewer lines shall be labeled in the same manner as what is shown on the storm sewer plan and profile sheets. If a particular line is labeled "Line ST-1" on the P & P sheets it should be labeled similarly on the overall utility plan. If lines are not labeled but rather denoted by street name in the P & P sheets then no label is necessary on the overall utility plan.
- E. Clearly indicate the location and method of connections to existing utilities.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

14.6 Grading Plan

- A. Include all items required for the preliminary grading plan except that proposed grading contours must be used and all storm sewer facilities must be sized and labeled. Plan scale shall not exceed 1" = 100'.
- B. Show all storm sewers, manholes, culverts, inlets, and other storm drainage facilities. Storm sewer lines, manholes, and inlets shall be labeled. Sizes of all pipes, manholes, and inlets shall be shown.
- C. All riprap blankets shall be shown. The type of riprap shall be shown. The dimensions of the riprap blanket shall be shown including thickness. The thickness and type of bedding materials shall be shown.
- D. Detention ponds shall show the active capacity, 100-year inflow and release rate, and the 100-year ponding elevation.
- E. Finished floor elevations shall be shown for all lots.
- F. High points and low points in streets shall be labeled and spot elevations shown.
- G. Show locations of erosion control facilities such as silt fences, straw bale dikes, gravel filters, sediment traps, etc.
- H. Show notes indicating seeding mixes and procedures and mulch application rates and procedures.
- I. Channel and swale typical cross sections showing flow depths during the major and minor storm.
- J. Location of the 100-year flood plain of major rivers, streams, drainageways, and manmade channels.
- K. Show all wetlands (if any) on the site.
- L. Label slopes that are 4:1 or steeper.

14.7 Sanitary Sewer Plan and Profile

The following is considered minimum requirements for items to be shown on the P & P sheets. Consult with the Sanitation District for further information.

- A. The plan view shall contain all of the items required for the final overall utility plan. The sanitary sewer lines, manholes, and services shall be done with a heavier pen so they will stand out. Label the length and bearing of each line from center of manhole to center of manhole.
- B. Reference sheet numbers for continuations at match lines or for laterals not profiled on the current sheet.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

- C. Profiles shall be stationed from downstream to upstream. Length, slope, size, and material of pipe shall be labeled from center of manhole to center of manhole. Manhole stations shall be labeled. At each manhole label the invert in and out and the manhole rim elevation. Show all utility crossings and label the size, type, and invert elevation of the utility. Show and label the existing and finished ground at the pipe centerline. Show and label all encasements, cutoff walls, and subdrains.

14.8 Storm Sewer Plan and Profile

- A. The plan view shall contain all of the information required for the final overall utility plan and shall also include the existing and finished ground contours or the plan view shall contain all of the information required for the final grading plan and shall also include the proposed water and sewer lines.
- B. All storm sewer lines, manholes, culverts, headwalls, flared end sections, inlets, and riprap blankets shall be done with a heavier pen so they will stand out. The plan view should show the line number/label, pipe size, type, length, and bearing.
- C. Reference sheet numbers for continuation at match lines or for lines not profiled on the current sheet.
- D. A note shall be added to the plan view indicating the required class of reinforced concrete pipe when used.
- E. Profiles shall be stationed from downstream to upstream. The length, slope, size, and material of pipe shall be labeled from center of manhole to center of manhole. Manholes and inlet stations shall be labeled at each manhole and inlet. Label the invert in and out and the rim/flowline elevation. Show all utility crossings and label the size, type, and invert elevation of each utility. Because storm sewer pipe has large pipe thickness', show the pipe thickness on the profile to ensure proper clearance with other utilities. Show and label the existing and finished ground at the pipe centerline. Show and label all encasements, cutoff walls, head walls, end sections, riprap blankets, etc. show and label the hydraulic grade line and indicate sections of storm sewer that require water tight joints.

14.9 Street Plan and Profile

- A. The plan view shall show the street centerline, edge of asphalt, flowline, back of curb (for vertical curb only), cross pans, sidewalk including handicapped ramp locations, and right-of-ways. Also, show adjacent lot lines, utility easements, tracts, and open spaces. Storm sewer inlets and culverts shall be shown.
- B. Label the street centerline at 100-foot increments with tick marks every 50-feet. Show street centerline stations for storm inlets, centerline intersections with other streets, and points of curvature ("PC") and points of tangency ("PT") for all horizontal curves. Also, show street centerline stations for all points of curb return ("PCR").
- C. Provide spot elevations and labels at all high points and low points. Show spot elevations at all PCR's and on the street centerline perpendicular to PCR's. Show spot

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

elevations at the mid point of curb returns where there is no cross pan. Show spot elevations at the intersection of street flow lines where a cross pan will be installed and at the midpoint of the cross pan. Show spot elevations at the centerline intersection of all streets.

- D. Show all street centerline horizontal tangent and curve data. Tangent data shall include bearing and distance. Curve data shall include curve radius, arc length, chord distance, chord bearing, and the delta angle.
- E. Indicate sheet numbers for continuation at match lines and for streets not profiled on the current sheet.
- F. The plan view shall have a typical cross section of the street showing right-of-way width, flowline to flowline width, sidewalk width, type of curb and gutter, and crown slope. The cross section shall also include the pavement section to be used.
- G. The profile shall show the existing and finished ground at the centerline of the street. The profile shall be stationed every 50-feet. The profile shall show finished grade elevations every 50-feet except through vertical curves where elevations will be shown every 25-feet. Label and show stations and elevations for grade breaks ("GB"), points of curb return ("PCR"), beginning of vertical curves ("BVC"), end of vertical curves ("EVC"), center line intersections with other streets, and storm inlets.
- H. Vertical curves shall be shown in the profile. Label the length of vertical curve, BVC, EVC, high point/low point station and elevation, and the algebraic difference in grades approaching the vertical curve.
- I. Label centerline slopes between all vertical curves and/or grade breaks.
- J. In addition to the requirements of Plan and Profile Design, Arterial Street Design shall include cross sections at intervals not to exceed 100 feet. Cross sections shall be referenced back to street centerline stationing as shown on the Plan and Profile sheets. Cross sections shall clearly show existing ground, proposed improvements and the ultimate street sections for the full width of the ultimate Right-of-Way. Additional cross section width will be necessary to show proposed grading tying back into existing R.O.W., proposed R.O.W., ultimate R.O.W., and adjacent easements shall be clearly labeled.

14.10 Waterline Plan and Profile

- A. Profiles for waterlines shall only be required for pipe diameters of 12-inches or more.
- B. The purpose of large diameter waterline profiles will be to better detail the increased number of horizontal and vertical fittings that are necessary due to the larger pipe diameter. The profile will be used to ensure adequate clearance with other utilities.
- C. The plan and profile view layout shall be similar in content to that which is required for sanitary sewers and storm sewers (no topographic contours are necessary). All valves, fittings, and appurtenances shall be shown and labeled in both the plan and profile.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

Sanitary sewer and storm sewers shall be shown in both the plan and profile with invert elevations labeled in the profile.

14.11 Drainage Channel Plan and Profile

- A. Plan and profile sheets for drainage channels will only be required for major drainageways that will have several grade changes and/or grade control structures.
- B. The purpose of plan and profile sheets for drainage channels will be to ensure precise construction of a facility that may not be properly constructed if only a plan view grading plan is provided.
- C. Information that should appear will include finished grade contours, channel bottom grades, grade control structures, road crossings, utility crossings, and the 100-year water surface profile.

14.12 Detail Sheets

Standard details shall be provided to ensure compliance with Town criteria and District criteria. Other details for special conditions may be required to ensure proper construction. The Town may require special details when in the Town's opinion, a situation is not clear or if a detail will ensure proper construction.

14.13 Erosion Control Plan

Erosion Control Plan consistent with the Storm Water Management Plan (SWMP) shall be included in the FUP set.

14.14 Approval Block

- A. An approval block shall appear on each sheet of the final utility plan set. Space shall be provided for approval signatures by the Town and the appropriate water and sanitation districts. Other approval signatures may be required for ditch companies, oil and gas companies, or other agency. For developments that include new water use in an amount more than that used by fifty single-family equivalents, the Town's execution of the final utility plan constitutes a determination that the Applicant has satisfactorily demonstrated, in accordance with C.R.S. § 29-20-303, that water supply will be adequate for the development covered by such utility plan and related final development plan; such determination being subject to compliance with the applicable subdivision or development agreement and all other applicable agreements, requirements, and approved plans.
- B. The following is an example of a typical approval block that should be modified for specific conditions.

Firestone Parks Design Criteria Manual
Attachment 10
Preliminary and Final Utility Plans

Utility Plan Approval	
Approved: _____ Town of Firestone	Date: _____
Approved: _____ Sanitation District	Date: _____
Approved: _____ Ditch Company (as necessary)	Date: _____

14.15 Subdivider's Agreement

A Subdivider's Agreement shall be executed with the Town prior to recording of the final plat. The Town Attorney will provide the Applicant with a site-specific agreement. The Town's form agreement is shown as Exhibit V.

14.16 Final Utility Plan Processing

- A. Final Utility Drawings shall be processed in concurrence with a Final Development Plan and Final Plat, as appropriate. See Exhibit U for a summary of submittal requirements for all noted documents.
- B. After the construction plans have been reviewed, a mylar original construction plan set (stamped and signed by PE and signed by sanitation district) shall be submitted with all changes and corrections to the Planning Coordinator for approval and signature.

NOTE

Approval of the drawings is for general conformance to the Town of Firestone Design and Construction Specification Regulations as amended. Errors or omissions encountered in the plans after approval does not relieve the Applicant from meeting all Town specifications and codes and constructing all facilities so that they can be accepted by the Town Engineer.

- C. After the Town has signed the original mylar construction plan set, the Applicant shall pick-up the mylar from the Town and make copies of the approved plans. The Applicant shall then deliver three (3) sets of all approved construction plans to the Planning Coordinator.
- D. The Applicant shall submit a CD containing the AutoCAD electronic files of the Final Utility Plans to the Planning Coordinator (for the Town Engineer).